



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**194 MUIRFIELD Boulevard, Lyalta T0J 1Y1**

MLS® #: **A2159626**      Area: **Lakes of Muirfield**      Listing Date: **08/21/24**      List Price: **\$849,900**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Lyalta**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **6,576 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,652**  
 Low Sqft:  
 Ttl Sqft: **1,652**

DOM

**28**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Beach,Close to Clubhouse,Creek/River/Stream/Pond,Lawn,No Neighbours Behind,On Golf Course**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Mixed,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`2" x 13`10"	Bedroom	Main	12`0" x 10`0"
5pc Ensuite bath	Main	10`5" x 11`1"	Kitchen	Main	14`4" x 8`6"
Great Room	Main	13`10" x 18`9"	Office	Main	9`10" x 9`10"
4pc Bathroom	Main	5`0" x 8`3"	Laundry	Main	7`1" x 9`3"
Dining Room	Main	14`4" x 10`3"	Walk-In Closet	Main	8`7" x 7`0"
Bedroom	Basement	15`0" x 16`0"	Bedroom	Basement	16`2" x 14`0"
4pc Bathroom	Basement	12`0" x 5`0"	Game Room	Basement	28`6" x 16`10"

Furnace/Utility Room  
Walk-In Closet

Basement  
Basement

0`0" x 0`0"  
0`0" x 0`0"

Walk-In Closet

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211271**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**LARGE WALKOUT BUNGALOW / TRIPLE CAR GARAGE / FINISHED BASEMENT / BACKING ONTO A CANAL. This home is starting construction and is roughly 6-9 months out. There is a chance to make a selection, however, message me about the extensive upgrade list. Vanity Homes has built over 500+ homes and has built many in the community of the Lakes of Muirfield. On the main floor, you will find 2 large bedrooms + space for an office, 9 ft ceilings and 2 full beautiful bathrooms with quartz countertops. The entire main floor will be a premium luxury vinyl plank and the basement will consist of a plush carpet & tiles. Enjoy a dream kitchen with a large quartz island, wall mounted oven & microwave and a gas cook top (an appliance credit will be given to choose these appliances) To top it off, enjoy a huge 50" x 130" lot backing on to a beautiful canal. There is a specs sheet included in the supplements. This home offers 1652 sqft of living space on the main floor and a huge FINISHED WALK-OUT basement with 2 bedrooms, 1 full bathroom, rec room and an insulated/drywalled triple car garage (Measurements are builder measurements, RMS Measurements will be calculated at a later stage when possible). Some of the specs which is already included are: stucco & stone exterior, Low-E Windows, knockdown ceilings, electric fireplace & more. Please note that when comparing to other areas, the value here is hard to miss, notice that you're getting a significantly larger lot, materials that are usually an expensive upgrade such as stucco exterior and aggregate concrete steps/driveway and all at a better price. Book a showing with your favorite Realtor today! Rendering may not be an accurate representation of the finished product and also the images are of a comparable home and specs may not be the same. Basement measurements to be determined later. If you would like to build from scratch, there are a couple options available.**

Inclusions:  
Property Listed By:

**See Remarks**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**