



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2190931** Area: **Lakes of Muirfield** Listing Date: **02/01/25** List Price: **\$925,000**  
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Lyalta**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **6,576 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,407**  
 Low Sqft:  
 Ttl Sqft: **2,407**

DOM

**1**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 20`1"	Family Room	Main	14`5" x 10`4"
Dining Room	Main	10`11" x 10`4"	Kitchen	Main	10`11" x 15`9"
Bedroom - Primary	Upper	18`0" x 18`5"	Bedroom	Upper	12`9" x 11`10"
Bedroom	Upper	11`5" x 11`10"	Bonus Room	Upper	14`4" x 13`0"
Bedroom	Basement	9`11" x 15`5"	Game Room	Basement	23`2" x 18`0"
Foyer	Main	10`4" x 5`1"	Laundry	Upper	9`10" x 5`6"
5pc Ensuite bath	Upper	9`10" x 12`5"	4pc Bathroom	Upper	9`10" x 5`0"

3pc Bathroom  
3pc Bathroom

Main  
Basement

9'9" x 5'0"  
9'0" x 4'11"

Furnace/Utility Room  
Bedroom  
Legal/Tax/Financial

Basement  
Main

12'10" x 7'9"  
9'9" x 8'3"

Title:  
**Fee Simple**  
Legal Desc:

**2211271**

Zoning:  
**DC-7**

Remarks

Pub Rmks:

**This stunning 2-storey home backs onto green space, offering the perfect blend of luxury, space, and scenic views. Thoughtfully upgraded with quartz countertops, elegant tiles, ample pot lights, a stucco exterior, and a fully finished walkout basement, it is move-in ready with premium features. The main floor includes a formal living room, a spacious family room, and a modern kitchen with quartz countertops, generous counter space, and a corner pantry. Upstairs, the master suite boasts a walk-in closet and a luxurious 5-piece ensuite, accompanied by two additional bedrooms, a bonus room, and a laundry room. The fully finished walkout basement adds valuable living space with a large recreation room, a full bathroom, and a bedroom with a walk-in closet, leading to a spacious cemented patio. A sizable deck off the dining area provides the perfect outdoor retreat. Combining privacy, convenience, and modern living, this home is an exceptional opportunity.**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX House of Real Estate**

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













