



THE
A-TEAM

**RE/MAX
FIRST**

194 MUIRFIELD Boulevard, Lyalta T0J 1Y1

MLS® #: **A2198953**

Area: **Lakes of Muirfield**

Listing Date: **03/03/25**

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

11

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Beach,Close to Clubhouse,Creek/River/Stream/Pond,Lawn,No Neighbours Behind,On Golf Course 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	46`6" x 45`5"	Bedroom	Main	39`4" x 32`10"
5pc Ensuite bath	Main	34`2" x 36`4"	Kitchen	Main	47`0" x 27`11"
Great Room	Main	45`5" x 61`6"	Office	Main	32`3" x 32`3"
4pc Bathroom	Main	16`5" x 27`1"	Laundry	Main	23`3" x 30`4"
Dining Room	Main	47`0" x 33`8"	Walk-In Closet	Main	28`2" x 23`0"
Bedroom	Basement	49`3" x 52`6"	Bedroom	Basement	53`1" x 45`11"
4pc Bathroom	Basement	39`4" x 16`5"	Game Room	Basement	93`6" x 55`3"

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	Zoning: R-1				
Legal Desc:	2211271	Remarks			

Pub Rmks:	LARGE WALKOUT BUNGALOW / TRIPLE CAR GARAGE / FINISHED BASEMENT / BACKING ONTO A CANAL. This home is starting construction and is expect to be done in July. 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 theses 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:	See Remarks				
Property Listed By:	Real Broker				

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







