# \$619,900 - 35 St Andrews Close, Lyalta

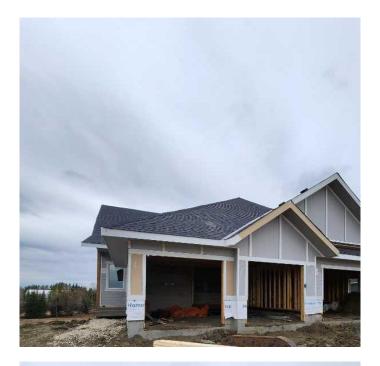
MLS® #A2109867

### \$619,900

3 Bedroom, 1.00 Bathroom, 1,385 sqft Residential on 0.09 Acres

Lakes of Muirfield, Lyalta, Alberta

A semi-detached walkout bungalow nestled along a serene canal offers an idyllic retreat for those seeking tranquility and natural beauty. This charming abode boasts a unique blend of comfort and elegance, seamlessly integrating with its picturesque surroundings. Located on a quiet cul-de-sac. Upon entering, you're greeted by an inviting fover that leads into the spacious living area. Large windows bathe the interior in natural light, providing panoramic views of the canal and trees behind. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an ideal space for entertaining or simply relaxing. The kitchen features stainless appliances, ample storage, and sleek countertops. Adjacent to the living area, sliding glass doors open onto a private deck. The primary bedroom comes complete with a large ensuite bathroom and walk-in closet, it provides the perfect blend of comfort and convenience. A second bedroom, full bathroom and laundry room complete this level. The walkout lower level extends the living space, featuring a versatile family room, two additional bedrooms and a full bathroom. With direct access to the backyard, it seamlessly transitions indoor-outdoor living, inviting you to enjoy the beauty of the surrounding landscape. Enjoy life is the beautiful golf course community of Lakes of Muirfield!





#### **Essential Information**

MLS® # A2109867

Price \$619,900

Sold Price \$616,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 1,385 Acres 0.09 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Sold

## **Community Information**

Address 35 St Andrews Close

Subdivision Lakes of Muirfield

City Lyalta

County Wheatland County

Province Alberta
Postal Code T0J1Y1

#### **Amenities**

Amenities Clubhouse, Golf Course, Park, Playground, Trash

Parking Spaces 4

Parking Aggregate, Double Garage Attached, Garage Door Opener, Insulated,

Oversized

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

**Quartz Counters** 

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave Hood Fan, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Finis

**Exterior** 

Exterior Features Balcony, Private Entrance, Pri

Lot Description Back Yard, Backs on to

Creek/River/Stream/Pond,

Behind, Views

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

## **Additional Information**

Date Listed April 26th, 2024

Date Sold July 4th, 2024

Days on Market 69

Zoning R-2

HOA Fees 85.00

HOA Fees Freq. MON

## **Listing Details**

Listing Office Royal LePage Benchmark

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