

# \$349,000 - 4 Lyall Drive, Rural Athabasca County

MLS® #A2226376

## \$349,000

4 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 3.11 Acres

Lyall Estate, Rural Athabasca County, Alberta

Ideal family home with 3.11 acres under 10 minutes to town. Located in Lyall Estates, the yard is private from the neighbours with a generous boundary of mature trees. Home offers close to 2000 sq ft of total living space with 2 bedrooms and full bathroom on the main level, plus finished basement with large family room, 2 more bedrooms and bathroom. Living room, dining and kitchen are open concept with vaulted ceiling, and direct access to the large deck that looks out over the private back yard. Detached garage is 24 ft x24 ft, with concrete floor and power. This home has been well maintained with many upgrades over the years, including new siding, windows, new paint throughout, weeping tile, well pump and shingles on garage in 2021. All newer appliances, flooring replaced throughout entire home. Furnace replaced 2012, hot water tank 7 years old, bathroom completely renovated 2012-13. This is a quiet subdivision with no through traffic, a great area to call home.

Built in 1988

## Essential Information

MLS® #	A2226376
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	993
Acres	3.11
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	4 Lyall Drive
Subdivision	Lyall Estate
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

### Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn, Irregular Lot, Private, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	64

Zoning

CR

## **Listing Details**

Listing Office

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