\$639,000 - 36 St Andrews Close, Lyalta

MLS® #A2235254

\$639,000

3 Bedroom, 3.00 Bathroom, 2,017 sqft Residential on 0.10 Acres

Lakes of Muirfield, Lyalta, Alberta

Modern Duplex in Lyalta with Scenic Views

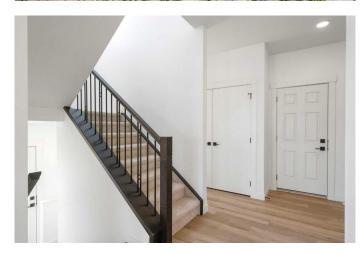
Welcome to this stunning, newly built duplex on a large lot in the peaceful community of Lyalta, Alberta. The sleek grey exterior with a striking black accents & roof give this home a contemporary look, while the bright, airy interior featuring white walls, soft cream carpets create a warm and inviting interior atmosphere.

The open-concept main floor is designed for both comfort and style. The kitchen boasts stainless steel appliances, including a cooktop, refrigerator, microwave, wall oven and dishwasher. Ample white cabinetry on walls plus island provides plenty of storage, and the adjacent dining area offers a lovely view of the reservoir ponds behind the house! The spacious living room is centered around a stunning electric fireplace, creating a welcoming space for relaxation and entertaining.

The entryway features a private office, a convenient 2-piece powder room, and a generous closet for extra storage. The two-car, insulated, and drywalled garage offers easy access and additional storage options.







Upstairs, you'II find three generously sized

bedrooms, each filled with natural light thanks to large windows. The primary bedroom is a true sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite featuring his-and-her sinks, a stand alone bathtub, walk-in shower, and a private toilet. Enjoy a tranquil view of the water from your bedroom every day. The two additional bedrooms share another beautifully appointed 5-piece bathroom, and all three rooms are conveniently located near the upstairs laundry room and a cozy second family room.

The full-sized, unfinished basement is ready for your personal touch, with a rough-in for a bathroom and endless possibilities for future expansion. This home features quality materials throughout, such as solid core doors, upgraded carpet and fiber cement siding.

Located just a short walk from a local golf course, this home offers the perfect combination of modern living and natural tranquility. Come see this beautiful duplex for yourself and discover all it has to offer!

Built in 2025

Essential Information

MLS® # A2235254
Price \$639,000
Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 2,017
Acres 0.10
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 36 St Andrews Close

Subdivision Lakes of Muirfield

City Lyalta

County Wheatland County

4

Province Alberta
Postal Code T0J1Y1

Amenities

Parking Spaces

Amenities None

Parking Double Garage Attached, Garage Door Opener, Concrete Driveway,

Driveway, Garage Faces Front, Insulated

of Garages 2

Waterfront See Remarks

Interior

Interior Features High Ceilings, Kitchen Island, Double Vanity, Soaking Tub

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Cooktop,

Oven

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Decorative, Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Rectangular Lot, Cul-De-Sac

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025

Days on Market 105

Zoning DC-7

HOA Fees 85

HOA Fees Freq. MON

Listing Details

Listing Office Cash Back Real Estate Inc.

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