

# \$925,000 - 202 Muirfield Boulevard, Lyalta

MLS® #A2190931

**\$925,000**

5 Bedroom, 4.00 Bathroom, 2,407 sqft  
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

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.



Built in 2023

## Essential Information

MLS® #	A2190931
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,407

Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	202 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 1st, 2025

Days on Market        79

Zoning                  DC-7

HOA Fees                85

HOA Fees Freq.        MON

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

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