

# \$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        89  
Zoning                      DC-7  
HOA Fees                  85  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.