



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9 St. Andrews Close
Lyalta, Alberta

MLS # A2328666



\$577,500

Division:	Lakes of Muirfield		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,274 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Garage fridge, 2 standing shelving units (basement), Wood Shed		

Visit REALTOR® website for additional information. Gorgeous bungalow Walkout in the desirable Lakes of Muirfield. This private semi-detached home is move-in ready with over 1184 SqFt! Immediately be impressed by the abundance of natural light, sunny open floor plan, high ceilings & Laminate floors. Beautifully updated kitchen with gorgeous quartz countertops, stylish tile backsplash, stainless steel appliance package & plenty of counter space. Large living and dining room spaces are perfect for entertaining with a cozy electric fireplace and spectacular views. The master suite is a relaxing retreat with a walk-in closet & 4-piece spa-like ensuite with shower & a relaxing soaker tub. Second spacious bedroom, another 4-piece bath & a laundry room complete the upper level! The finished lower-level has 9-foot ceilings and tons of windows. The back yard is ideal for summer days & BBQs in the private sunny yard with expansive views. Quiet street with friendly neighbours! Premium lot in an excellent location. Some lucky family will start new memories in this beautiful home, why not make it you!