



GRASSROOTS
REALTY GROUP

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251005 Township Road 251A
Lyalta, Alberta

MLS # A2342231



\$698,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,586 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	0.93 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Level, No Back Lane, On Golf Course, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HRGÂ Hamlet
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Open Floorplan, Primary Downstairs		

Inclusions: N/A

INCREDIBLE VALUE ON THE GOLF COURSE! Welcome to an exceptional acreage opportunity in Lyalta, offering approximately 3,600 sq. ft. of above-grade living space, 5 bedrooms, a massive 2,021 sq. ft. undeveloped basement, and 0.93 acres of land with plenty of space for a future shop. The expansive floor plan features multiple living areas, generous room sizes, and tremendous flexibility for a large or growing family. A full wraparound deck extends the living space outdoors and provides the perfect setting to enjoy the peaceful golf course surroundings. Downstairs, the 2,021 sq. ft. undeveloped basement is a blank canvas with endless possibilities—additional bedrooms, recreation space, home theatre, gym, or future development tailored to your lifestyle. Numerous major improvements have already been completed, including washer, dryer and dishwasher (2021), roof (2022), hot water tank (2023), driveway gate (2024), main-floor furnace (2024), two new sump pumps and drainage improvements (2024), siding, fascia, gutters, soffits and downspouts (2025), plus a rebuilt balcony and railing off the primary bedroom (2025). Additional 2026 improvements include porch lighting and electrical outlets, a DAB water pump, and a three-stage water filtration system. With 5 bedrooms above grade, approximately 3,600 sq. ft. of living space, another 2,021 sq. ft. ready for future development, 0.93 acres, a golf course setting, a wraparound deck, and room for a future shop, the size, flexibility, and potential here are difficult to match. An unbelievable opportunity to build equity, add your personal touches, and create an exceptional acreage property.