

# \$649,000 - 34 St Andrews Close, Lyalta

MLS® #A2236870

**\$649,000**

3 Bedroom, 3.00 Bathroom, 2,015 sqft  
Residential on 0.10 Acres

NONE, 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, youâ€™ll 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® #	A2236870
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,015
Acres	0.10
Year Built	2025

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	34 St Andrews Close
Subdivision	NONE
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2
Waterfront	See Remarks

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	45
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office           Cash Back Real Estate Inc.

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