

\$749,900 - 70 Muirfield Boulevard, Lyalta

MLS® #A2264877

\$749,900

3 Bedroom, 3.00 Bathroom, 1,412 sqft
Residential on 0.15 Acres

Lakes of Muirfield, Lyalta, Alberta

Welcome to this beautifully landscaped 3-bedroom bungalow perfectly situated on a premium lot in the community of Lakes of Muirfield. Located across from the golf course and backing onto a canal with mature trees, this property offers exceptional privacy and natural beauty.

Bright open-concept layout with vaulted ceilings, large windows, and seamless flow between living, dining, and kitchen areas â€” ideal for everyday living and entertaining. The spacious kitchen boasts modern finishes, plenty of cabinetry, and a large island ideal for gathering. Step onto a large, raised deck for convenient barbecuing or outdoor relaxing with a view.

The primary suite offers a relaxing retreat with a walk-in closet and a private ensuite. Two additional bedrooms provide ample space for family. With a den that is ideal for a home office. The laundry room is conveniently located on the main floor.

The fully finished walk-out basement expands your living space with a large recreation area, wet bar, and easy access to the backyard oasis. Step out onto the lower patio and take in the peaceful canal view surrounded by mature trees and meticulous landscaping.

This move-in-ready home combines comfort, style, and nature â€” offering the best of small-community living just minutes from city conveniences.

Built in 2007



Essential Information

MLS® #	A2264877
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	70 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

Amenities

Amenities	Dog Park, Golf Course, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Aggregate
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Stone, Double Sided, Glass Doors, Recreation Room, See Through, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Paved, Street Lighting, On Golf Course, Irregular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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