

\$369,500 - 4 Lyall Drive, Rural Athabasca County

MLS® #A2226376

\$369,500

4 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 3.11 Acres

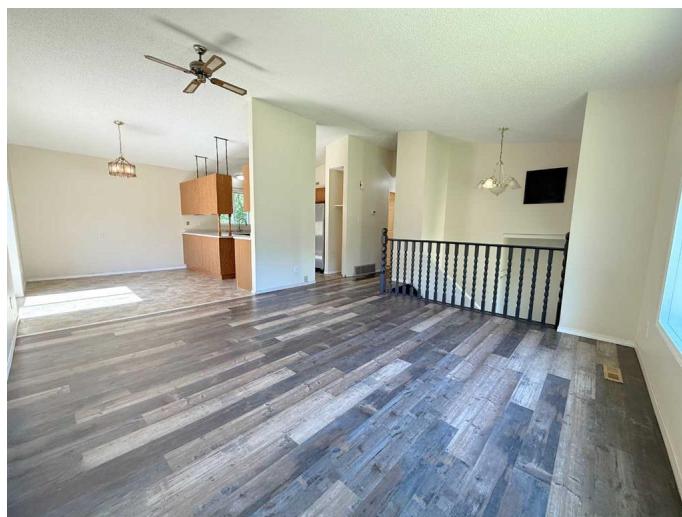
Lyall Estate, Rural Athabasca County, Alberta

Ideal family home with 3.11 acres under 10 minutes to town. Located in Lyall Estates, the yard is private from the neighbours with a generous boundary of mature trees. Home offers close to 2000 sq ft of total living space with 2 bedrooms and full bathroom on the main level, plus finished basement with large family room, 2 more bedrooms and bathroom. Living room, dining and kitchen are open concept with vaulted ceiling, and direct access to the large deck that looks out over the private back yard. Detached garage is 24 ft x24 ft, with concrete floor and power. This home has been well maintained with many upgrades over the years, including new siding, windows, new paint throughout, weeping tile, well pump and shingles on garage in 2021. All newer appliances, flooring replaced throughout entire home. Furnace replaced 2012, hot water tank 7 years old, bathroom completely renovated 2012-13. This is a quiet subdivision with no through traffic, a great area to call home.

Built in 1988

Essential Information

| | |
|------------|-----------|
| MLS® # | A2226376 |
| Price | \$369,500 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|----------------------------------|
| Square Footage | 993 |
| Acres | 3.11 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4 Lyall Drive |
| Subdivision | Lyall Estate |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0G 0R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 10 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Irregular Lot, Landscaped, Lawn, Private, Secluded |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 20 |

Zoning

CR

Listing Details

Listing Office

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