



## 4 Lyall Drive Rural Athabasca County Alberta

\$369,500

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 x 24 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. (id:6769)

Family room 26.33 Ft x 13.92 Ft

Laundry room 6.92 Ft x 11.00 Ft

Bedroom 10.83 Ft x 11.17 Ft

Bedroom 11.08 Ft x 11.08 Ft

Storage 3.67 Ft x 7.17 Ft

3pc Bathroom 11.08 Ft x 4.50 Ft

Kitchen 11.50 Ft x 9.50 Ft

Dining room 11.92 Ft x 8.67 Ft

Living room 14.83 Ft x 13.92 Ft

4pc Bathroom 4.92 Ft x 11.50 Ft

Primary Bedroom 13.50 Ft x 13.58 Ft

Bedroom 10.67 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:  
3% REALTY PROGRESS

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca