

# \$142,000 - 41 St Andrews Close, Lyalta

MLS® #A2209160

**\$142,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.09 Acres

Lakes of Muirfield, Lyalta, Alberta

ATTENTION BUILDERS & INVESTORS, Rare opportunity to own a prime lot in the highly sought-after Lakes of Muirfield, a prestigious golf course community. This expansive 30 x 128 ft walkout lot backs onto a serene canal & trees, offering beautiful views and exceptional privacy. The generous size allows for the construction of a sprawling Semi Detached bungalow or a two-storey home up to 2400 SQFT, with ample space for a 2 Car garage. Choose your own builder and bring your dream home to life in this tranquil, picturesque setting. Don't miss out on this fantastic chance to build in one of the most desirable communities in the area! No building commitments \*\* This lot will be sold with the adjacent lot 39 St Andrews Close, for a total purchase price of 284,000.\*\*



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2209160         |
| Price     | \$142,000        |
| Bathrooms | 0.00             |
| Acres     | 0.09             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 41 St Andrews Close |
|---------|---------------------|

|             |                    |
|-------------|--------------------|
| Subdivision | Lakes of Muirfield |
| City        | Lyalta             |
| County      | Wheatland County   |
| Province    | Alberta            |
| Postal Code | T0J 1Y1            |

### **Amenities**

|           |            |
|-----------|------------|
| Amenities | Playground |
|-----------|------------|

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac |
|-----------------|--|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 26              |
| Zoning         | R2              |
| HOA Fees       | 85              |
| HOA Fees Freq. | MON             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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