

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

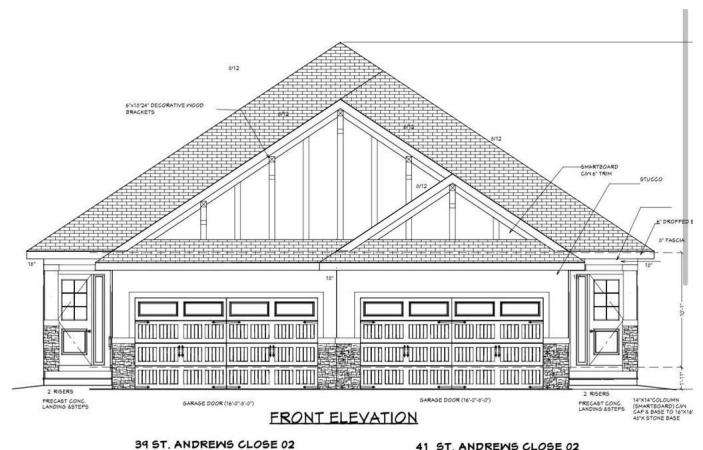
MLS® #A2209160

**\$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	14
Zoning	R2
HOA Fees	85
HOA Fees Freq.	MON

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.