



GRASSROOTS
REALTY GROUP

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**41 ST. ANDREWS Close
Lyalta, Alberta**

MLS # A2253028



\$139,900

Division: Lakes of Muirfield

Lot Size: 0.09 Acre

Lot Feat: -

By Town: -

LLD: 8-25-26-W4

Zoning: R2

Water: -

Sewer: -

Utilities: -

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! READY TO BUILD, ARCHITECTURAL GUIDELINES APPROVED. No building commitments ** This lot will be sold with the adjacent lot 39 St Andrews Close, for a total purchase price of \$279,800**