

# \$315,000 - 496 Muirfield Crescent, Lyalta

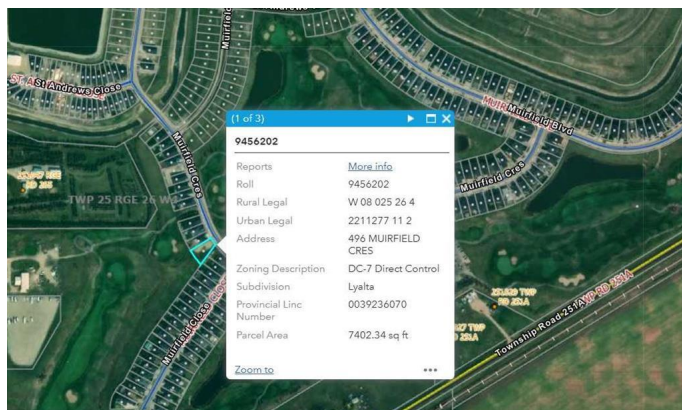
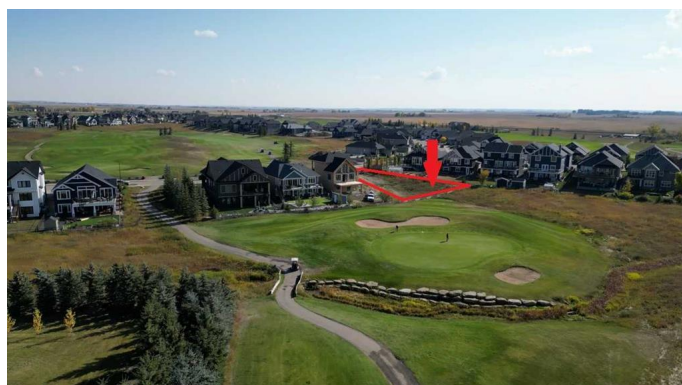
MLS® #A2221495

**\$315,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.17 Acres

Lakes of Muirfield, Lyalta, Alberta

The last available walkout, golf course lot in this phase at the Lakes of Muirfield! Perfectly positioned, this incredible pie-shaped lot offers a rare combination of privacy and scenic beauty. With 116 feet of width across the back, the west-facing backyard opens directly onto the golf course, providing uninterrupted mountain views and spectacular sunsets. In addition to backing onto the course, this lot also fronts onto another section of the golf course—no neighbors on either side, just wide open green space and panoramic vistas. Whether you're looking to build your dream bungalow or a large two story home, this is a prime opportunity to secure one of the most desirable lots in the community.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2221495         |
| Price     | \$315,000        |
| Bathrooms | 0.00             |
| Acres     | 0.17             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 496 Muirfield Crescent |
| Subdivision | Lakes of Muirfield     |

|             |                  |
|-------------|------------------|
| City        | Lyalta           |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J1Y1           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Dog Park, Trash, Golf Course, Recreation Facilities, RV/Boat Storage |
|-----------|--|

### **Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, On Golf Course, Pie Shaped Lot, Street Lighting, Views |
|-----------------|---|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 63             |
| Zoning         | DC-7           |
| HOA Fees       | 85             |
| HOA Fees Freq. | MON            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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