

# \$1,500,000 - 1 Muirfield Boulevard, Lyalta

MLS® #A2195776

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.20 Acres

Lakes of Muirfield, Lyalta, Alberta

Prime Commercial Land in Growing Lakes of Muirfield, Lyalta – 5.2 Acres with Building  
Seize this rare opportunity to own 5.2 acres of commercial land in the heart of Lyalta, a thriving golf course community, Lakes of Muirfield, just east of Calgary. This high-potential property is ideally positioned to serve the rapidly expanding population, with build out of 700 homes and numerous surrounding acreages. No other retail exists in the community, making this an exceptional investment for retail, dining, or service-based businesses.

The property includes a 3,000 sq. ft. building, featuring:

Kitchen space – ideal for a café, restaurant, or food service

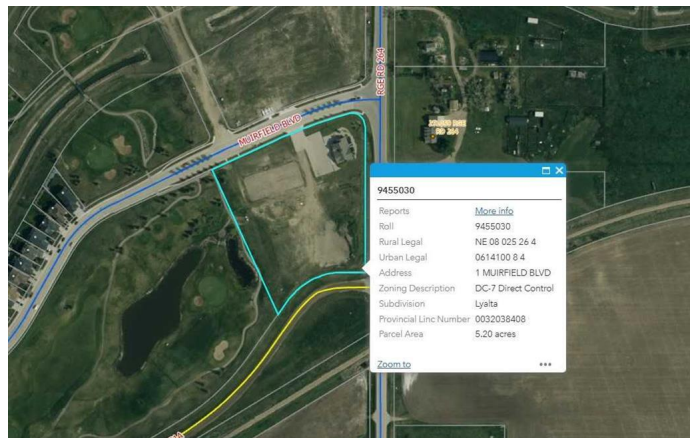
Two bathrooms – ready for staff and customer use

Expansive lot – ample space for parking, expansion, or additional development  
With increasing demand and no competing retail, this is a prime location for a convenience store, restaurant, liquor store, cardlock gas or a variety of other businesses. Don't miss out on this unique commercial opportunity in one of the region's fastest-growing communities!

Location: Lyalta, AB in Lakes of Muirfield

Size: 5.2 acres

Building: 3,000 sq. ft. with kitchen & bathrooms



Growth Potential: 700+ homes planned, plus acreages nearby

Invest now in the future of Lyalta! Contact us today for more details.

Built in 2006

### **Essential Information**

MLS® #	A2195776
Price	\$1,500,000
Bathrooms	0.00
Acres	5.20
Year Built	2006
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	1 Muirfield Boulevard
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J1Y1

### **Amenities**

Utilities	Cable Internet Access, Electricity Connected, Natural Gas Connected
Parking Spaces	30

### **Interior**

Heating	Forced Air
---------	------------

### **Exterior**

Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Slab

### **Additional Information**

Date Listed	March 16th, 2025
-------------	------------------

Days on Market 41  
Zoning DC-7

## **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.