

# \$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

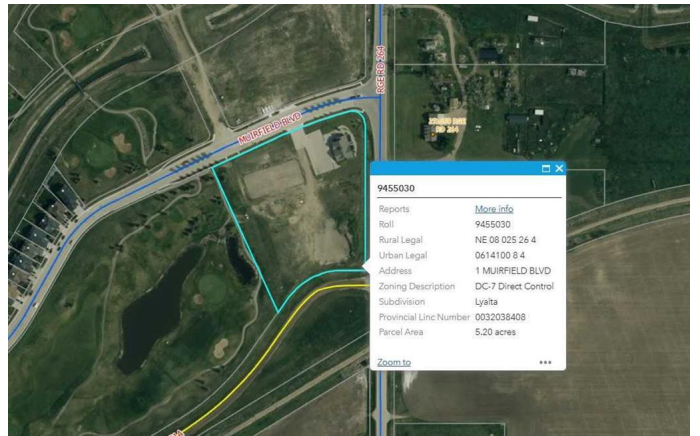
Two bathrooms – ready for staff and customer use

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 | 119  |
| Zoning         | DC-7 |

## **Listing Details**

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

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