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45063A 734 TOWNSHIP FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sexsmith, Alberta

Listing ID:
34090

MLS ID:
A2287967

\$1,275,000



 **LEAH MILLAR**
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 45063A 734 Township , Sexsmith , Alberta T0H 3C0

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning CR5	Subdivision NONE	Nearest Town Sexsmith
Building Type Mixed Use	Year Built 1983	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2020285
Building Area (Sq. Ft.) 1360.00	Building Area (Sq. M.) 126.35	Lot Size (Sq. Ft.) 2468545
Lot Size (Acres) 56.67	Construction Type Asphalt,Vinyl Siding	Roof Asphalt Shingle
Heating Forced Air,Natural Gas	Inclusions fridge x2, stove x2, washer, dryer	Restrictions None Known
Reports None		

Just off of the Kleskun Lake Provincial Reserve, and located just 29km from Grande Prairie (Property to city limits Northside 100st is only 20 min), this 56.67-acre holding offers scale, subdivision leverage, and long-term land security in one of the County's most desirable rural corridors. The property is approved for subdivision into three parcels: 22.95 acres (includes existing home and barn), 15 acres and 18 acres. Subdivision process is in place, creating built-in flexibility for resale, family division, or phased exit strategies. The primary parcel includes a functional 5-bedroom home with self-contained basement suite, barn with stock waterers, well water source, and partially fenced pasture. The home is modest and serviceable, allowing buyers to prioritize land value and future planning. CR-5 zoning supports: Major and Minor Agricultural Pursuits, Home Occupations (Intermediate & Major), Bed & Breakfast (discretionary approval), Accessory structures and additional buildings (subject to district requirements). With nearly 57 acres total, the holding qualifies for up to 20 animal units per parcel over 20 acres under Major Agricultural Pursuit provisions. This offering is suited for buyers who understand optionality: Live on one parcel, Monetize two, Create multi-generational ownership, Land bank near Grande Prairie or Establish a lifestyle-integrated business. Large, sub dividable acreages within commuting distance of Grande Prairie are increasingly rare. Buyers to verify subdivision status, zoning allowances, water registration, and permitted uses with the County of Grande Prairie.

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