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PT. NW-19-73-4-W6 734 TOWNSHIP FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Sexsmith, Alberta

Listing ID:
34092

MLS ID:
A2288030

\$275,000



 **LEAH MILLAR**
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 PT. NW-19-73-4-W6 734 Township , Sexsmith , Alberta T0H 3C0

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning CR5	Subdivision NONE	Nearest Town Sexsmith
Year Built 1983	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1021871	Building Area (Sq. Ft.) 0.00
Building Area (Sq. M.) 0.00	Lot Size (Sq. Ft.) 976179	Lot Size (Acres) 22.41
Inclusions N/A	Restrictions Easement Registered On Title	Reports None

Bordering the protected lands of Kleskun Lake Provincial Reserve, this 22.41-acre CR-5 zoned parcel offers estate-scale privacy just 29km from Grande Prairie (Property to city limits Northside 100st is only 20 min). Already subdivided and ready for development, this bare land parcel provides a clean slate for a custom acreage home, equestrian setup, or long-term land hold. County road frontage to the north ensures strong access, while an Environmental Reserve Easement along the southern portion of the property (registered on title) and crown land on the East border, creating a natural buffer — enhancing privacy and protecting the landscape beside and behind you. Zoned CR-5 (Country Residential – Major Home-Based Business District), permitted and discretionary uses include: Single detached dwelling, Major and Minor Agricultural Pursuits, Home Occupation (Intermediate & Major), Bed & Breakfast (subject to approval). With over 22 acres, the property qualifies for up to 20 animal units under Major Agricultural Pursuit provisions (buyers to verify with County). No well is currently drilled, offering buyers flexibility in site placement and water system design. This is ideal for: Private estate build, Equestrian or small-scale livestock use, Lifestyle-integrated business, Strategic long-term land holding. Large, protected-adjacent acreages within commuting distance of Grande Prairie are increasingly limited. Buyers to verify zoning allowances, environmental easement restrictions, well drilling requirements, and development approvals with the County of Grande Prairie. Adjacent parcels available (North 56.67 ac, South 112.28 ac, West 27.09 ac).

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