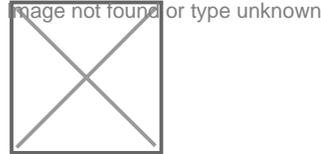


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

KLESKUN SPRINGS 50010 733A TOWNSHIP FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Sexsmith, Alberta

Listing ID:
34095

MLS ID:
A2288079

\$2,956,000



 **LEAH MILLAR**
 (780) 864-8013

 eXp Realty
 403-262-7653

 Kleskun Springs 50010 733A Township , Sexsmith , Alberta T0H 3C0

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning Ag and cr5	Subdivision NONE	Nearest Town Sexsmith
Year Built 1992	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2020285	Building Area (Sq. Ft.) 1640.00
Building Area (Sq. M.) 152.36	Lot Size (Sq. Ft.) 9515682	Lot Size (Acres) 218.45
Roof Asphalt Shingle	Foundation Piling(s)	Heating Forced Air,Natural Gas
Inclusions Fridge x3, stove x 2, cook top, wall oven, washer x2, dryer x 2	Restrictions Easement Registered On Title,Restrictive Covenant	Reports None

Positioned just 29km northeast of Grande Prairie, (Property to city limits Northside 100st is only 20 min), and bordering the protected landscape of Kleskun Lake Provincial Reserve to the South and Crown Land to the East, Kleskun Springs represents a rare opportunity to secure 218.45 contiguous acres across four separate titles in one decisive acquisition. Holdings of this magnitude — with zoning diversity, structural flexibility, and established infrastructure — are increasingly scarce within commuting distance of the city. The portfolio includes 112.28 acres of Agricultural-zoned land featuring an upgraded 1,640 sq. ft. 4-bedroom residence with recent improvements, expansive 3,000+ sq. ft. decking, an artesian well (2,000 m³/day, no pump needed), and three licensed fishponds; 56.67 acres zoned CR-5 with subdivision approval into three parcels including a residence and built-in phased resale potential; a 27.09-acre cleared Agricultural corner parcel with elevated, south-rolling terrain and strong dual road access; and a 22.41-acre CR-5 estate parcel enhanced by a registered environmental reserve easement creating a natural privacy buffer. With two residences, multiple access points, mixed Agricultural and CR-5 zoning, and four independent titles already in place, this assembly offers rare control — whether envisioned as a private 200+ acre estate, a multi-generational family compound, an agricultural expansion base, or a strategic land banking position with future exit flexibility. Opportunities to command this level of contiguous acreage near Grande Prairie are limited and seldom assembled in one offering. Individual parcels also available under separate MLS listings. Buyers to verify zoning allowances, subdivision status, well specifications, licensing, and development requirements with the County of Grande Prairie No. 1.

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