



**GRASSROOTS**  
REALTY GROUP

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**SE-9-74 -5-W6**

**MLS # A2249452**

**Rural Grande Prairie No. 1, County of, Alberta**



**\$159,000**

**Division:** NONE

**Lot Size:** 6.99 Acres

**Lot Feat:** Other

**By Town:** Sexsmith

**LLD:** 9-74-5-W6

**Zoning:** CR5

**Water:** None

**Sewer:** -

**Utilities:** -

This rare gem offers breathtaking panoramic views of the city skyline and the surrounding rolling hills. Nestled close to the prestigious Spruce Meadows Golf Course, this property is a dream location for those seeking tranquility without sacrificing convenience. With minimal gravel to navigate, access to this lot is a breeze, making it a standout option in the area. Perfect for building your dream home or retreat, this property combines serene natural beauty with an unbeatable location. There are no other lots quite like this available, so don't miss your chance to own a piece of paradise!