



GRASSROOTS
REALTY GROUP

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62, 745067 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2273611



\$90,000

Division: JD Renton Estates

Lot Size: 4.50 Acres

Lot Feat: Treed

By Town: Sexsmith

LLD: 32-74-5-W6

Zoning: CR-4

Water: None

Sewer: None

Utilities: Electricity at Lot Line

This 4.5-acre parcel in JD Renton Estates is an incredible opportunity for buyers looking to secure land at a great price. Listed below municipal assessed value and available for immediate possession, this property offers exceptional investment potential and the perfect future building site. Beautifully treed with a natural mix of evergreens and poplars, the land provides outstanding privacy and a peaceful acreage setting. A cleared building area is already in place, and power is conveniently located at the property line, giving you a head start on development. The property also includes a shed and a couple of older mobile structures, offering storage or potential project value. Sold as-is, where-is, this acreage is ready for someone with vision—just a little TLC and you can transform it into the perfect spot for your new home or hold it as a smart long-term investment.