



**GRASSROOTS**  
REALTY GROUP

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**Pt. NW-19-73-4-W6 734 Township  
Sexsmith, Alberta**

**MLS # A2288025**



**\$275,000**

**Division:** NONE

**Lot Size:** 22.41 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CR5

**Water:** -

**Sewer:** -

**Utilities:** -

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 &mdash; enhancing privacy and protecting the landscape beside and behind you. Zoned CR-5 (Country Residential &ndash; 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).