



**Kleskun Springs 50010 733A Township
Sexsmith, Alberta**

MLS # A2288079



\$2,956,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Kleskun Springs
Bus. Name:	-
Size:	1,640 sq.ft.
Zoning:	Ag and cr5

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity Connected, Natural Gas Connected
Exterior:	-	Parking:	-
Water:	Well	Lot Size:	218.45 Acres
Sewer:	Septic System	Lot Feat:	-
Inclusions:	Fridge x3, stove x 2, cook top, wall oven, washer x2, dryer x 2		

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.