



**GRASSROOTS**  
REALTY GROUP

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**70060 742 Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2303267**



**\$190,000**

**Division:** NONE

**Lot Size:** 13.50 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 13-74-7-W6

**Zoning:** CR-5

**Water:** None

**Sewer:** -

**Utilities:** -

Prime opportunity to own a 13.5-acre subdivided, non-serviced piece of land located at Range Road 71 and Township Road 742, northwest of Sexsmith. This property offers a nice mix of trees and agricultural land, providing both privacy and usable space for a variety of uses. Services are all up to the property line and water wells in the surrounding area are flowing (Artesian) with great pressure. Whether you're looking to build your dream home, invest, or hold for future development, this property offers flexibility and strong potential. Convenient access and a peaceful rural setting make this a rare opportunity just a short drive from Grande Prairie. Bonus opportunity - a beautiful home on an adjacent 15.62-acre acreage will be coming to market in the next few weeks.