



**GRASSROOTS**  
REALTY GROUP

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**RR 50A**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2130334**



**\$399,900**

**Division:** NONE

**Lot Size:** 27.09 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 24-73-5-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

Unlock the potential of Kleskun Springs West, an expansive 27.09-acre parcel nestled in the thriving County of Grande Prairie. Located just 20 to 25 minutes northeast of Grande Prairie. Positioned in the heart of the Montney Formation, a prime oil and gas region, this property presents a premier investment opportunity for astute developers, financial institutions, and strategic investors. This land features development versatility, with potential for subdivision and resale. All road allowances and municipal levies have been settled, streamlining the initial development phase for added convenience. Bordering county roads to the west and Kleskun Springs to the south and east, this property occupies a rapidly expanding area ripe for development. Currently zoned for agriculture, it presents an ideal canvas for imaginative projects. Abundant water resources, featuring artesian springs and natural runoff, the property boasts a plentiful, pollution-free water supply suitable for various uses including farming and domestic needs. Grande Prairie offers a favourable tax climate with no provincial sales tax and a cost-effective tax regime. Direct access to natural gas, oil, oil sands, and fertile agricultural lands ensures a strong investment foundation. Serving a market of over 250,000, Grande Prairie is a vital regional service center, ensuring sustained economic activity. Don't Miss This Opportunity: Kleskun Springs West offers more than just land; it's a gateway to lucrative development prospects and sustainable growth in one of Canada's most dynamic regions. Secure your investment in a location where lifestyle, business, and nature converge. Wanting more land? There are an additional 56.67 Acres with another home (Kleskun Springs North), 112.28 acres with a home (Kleskun Springs South), and 22.41 acres (Kleskun Springs East), also for sale and could be offered all together at a discounted rate.