



**GRASSROOTS**  
REALTY GROUP

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**TWP 734**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2130335**



**\$349,900**

**Division:** NONE

**Lot Size:** 22.41 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 19-73-4-W6

**Zoning:** CR-5

**Water:** -

**Sewer:** -

**Utilities:** -

Unlock the potential of Kleskun Springs East, an expansive 22.41-acre parcel, nestled in the thriving County of Grande Prairie. 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. Or are you a nature lover? Explore the unique chance to own a parcel directly adjacent to the expansive Kleskun Lake Reserve, encompassing 2,687.32 acres of pristine natural beauty. This property offers an unparalleled gateway to outdoor activities, including hiking, wildlife and bird watching, quadding, and hunting in a substantial reserve known for its ecological significance. Perfect for building a private cabin retreat or as a seasonal spot for your recreational vehicle. All road allowances and municipal levies have been settled, streamlining the initial development phase for added convenience. Bordering county roads to the North and Kleskun Springs to the west, this property occupies a rapidly expanding area ripe for development. Currently zoned CR-5, 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 East 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? Immediately next door, there is an additional 56.67 acres with a home (Kleskun Springs North), 112.28 acres with a home (Kleskun Springs South) and another 27.09-acre parcel (Kleskun Springs West), also for sale and could be offered all together at a discounted rate.