



**GRASSROOTS**  
REALTY GROUP

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**735051 Range Road 52**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2160963**



**\$164,900**

**Division:** NONE

**Lot Size:** 10.01 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 35-73-5-W6

**Zoning:** CR-5

**Water:** -

**Sewer:** -

**Utilities:** -

GREAT PRICE ON THIS 10-PLUS LAND PARCEL WITH CR5 ZONING, LOCATED 4 KM DOWN THE TEEPEE CREEK HIGHWAY AND 1/4 OF A KM SOUTH ON RR 52. LOCATION OFFERS PRIVACY WITH A SHORT COMMUTE TO YOUR NEAREST URBAN CENTER AND SCHOOLS! AN APPROACH IS IN PLACE AND SEVERAL GREAT AREAS ON THE PROPERTY TO BUILD YOUR DREAM HOME!