



**GRASSROOTS**  
REALTY GROUP

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**NW-24-73-6-W6 95 Avenue  
Sexsmith, Alberta**

**MLS # A2200416**



**\$1,940,000**

**Division:** NONE

**Lot Size:** 136.18 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 24-73-6-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

Listed far below appraised value. It is appealing to developers looking for flexible zoning to satisfy the market for various affordable housing options &ndash; (commercial lots also available for quicker sale). Less than \$5,000 per lot with 400+/- lots (136.18 acres) ready for further development with grading, some underground services, plus a new K-8 school already in use in the centre of it all. From developer to builder, the low price of this land combined with grants will allow stronger profits while delivering affordable homes. Explore grants as gov&rsquo;t continues incentivizing affordable housing - such as Aquatera sewer and water hookups. More grants could surface soon as gov&rsquo;t continues to address the affordable housing crisis. Painted Sky offers quiet living &ndash; only 12 miles from the hustle and bustle of Grande Prairie. Discover a harmonious blend of small-town charm and metropolitan conveniences. Contact your favourite commercial agent to help explore these options further.