



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2214572**



**\$329,900**

**Division:** NONE

**Lot Size:** 10.00 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 27-74-6-W6

**Zoning:** CR-5

**Water:** None, See Remarks

**Sewer:** -

**Utilities:** Electricity at Lot Line

Welcome to a stunning 10-acre parcel tucked away in the beautiful Saddle Hills area, and just a few minutes from Sexsmith and Grande Prairie. Offering breathtaking views overlooking the valleys of the Saddle Hills, and the mountains beyond, this property captures the true essence of rural Alberta living. With a few trails already carved through the landscape and crown land directly to the north, adventure and serenity are right at your doorstep. Whether you're looking to build your dream home, start a hobby farm, or simply escape to a peaceful retreat, this parcel provides the perfect backdrop. Power is already brought onto the property, putting you one step closer to turning your vision into reality. Opportunities like this don't come along often, take the first step toward your future today!