



**GRASSROOTS**  
REALTY GROUP

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**63 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2219701**



**\$289,900**

**Division:** NONE

**Lot Size:** 6.00 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 22-74-6-W6

**Zoning:** CR5

**Water:** None

**Sewer:** -

**Utilities:** -

Located in the heart of the Saddle Hills, this picturesque 6-acre treed parcel offers privacy, natural beauty, and room to grow. Surrounded by mature trees with a large open area in the center, this property is perfectly set up for building your dream home — offering both seclusion and space in one ideal location. Zoned CR5, this acreage is full of potential. Whether you're planning a peaceful country residence, a hobby farm, or a home-based business, the options are wide open. Raise animals, grow your own food, or simply enjoy the quiet charm of rural living with flexibility for future plans. This is a rare opportunity to own a private, usable piece of land with endless possibilities in Northern Alberta. Take the first step toward your country lifestyle today.