



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**6;6;73;25;SW 6;6;73;25;SW**  
**Sexsmith, Alberta**

**MLS # A2249934**



**\$599,990**

---

**Division:** NONE

---

**Lot Size:** 7.68 Acres

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** 25-73-6-W6

---

**Zoning:** UR

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

Rare opportunity to own 7.68 acres of Urban Reserve land within the Town of Sexsmith, Alberta. This property is well-positioned on the edge of town and offers excellent potential for future development or investment. The Urban Reserve (UR) zoning provides flexibility, allowing a wide range of interim and long-term uses as determined by the municipality. With immediate access to municipal services and convenient proximity to Highway 2, this parcel is ideal for those looking to secure a large tract of land in a growing community. Sexsmith is known for its small-town charm, strong agricultural roots, and quick access to Grande Prairie just minutes away. Whether you're considering holding for the future, exploring residential development, or pursuing other permitted opportunities, this 7.68-acre parcel provides versatility and value.