



**50010 733A Township
Sexsmith, Alberta**

MLS # A2288046



\$1,275,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,628 sq.ft.
Zoning:	AG

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity Connected, Natural Gas Connected
Exterior:	Vinyl Siding	Parking:	-
Water:	Well	Lot Size:	112.28 Acres
Sewer:	Septic System	Lot Feat:	-
Inclusions:	Fridge, stove top, wall oven, washer, dryer		

Located just 29km northeast of Grande Prairie (Property to city limits Northside 100st is only 20 min), this 112.28-acre agricultural holding offers rare scale, high output artesian well, upgraded infrastructure, and panoramic prairie views in one of the County's most scenic rural corridors. Set on naturally elevated land with sweeping southern exposure, the property blends usable agricultural acreage with natural ponds and established wildlife habitat—creating both operational flexibility and private retreat appeal. The 1,626 sq. ft. open-concept home features 4 bedrooms and 2 bathrooms. Recent improvements include: Newer vinyl plank flooring, fresh interior paint, updated appliances (fridge, built-in oven, cooktop), newer exterior doors and hardware, foundation reinforcement with steel posts for long-term structural stability. Extensive decking adds over 3,000 sq. ft. of indoor-outdoor living space, including a 74' x 16' primary deck overlooking the surrounding landscape. Two separate driveway entrances and a widened gravel drive provide ease of access for equipment, trailers, or agricultural operations. Water is supplied by a high-producing artesian well (~2,000 m³/day, no pump needed). Three fishponds, along with additional wildlife ponds fed by natural runoff and groundwater, enhance biodiversity and long-term land utility. Agricultural zoning recognizes farming as the predominant land use and allows for a variety of other discretionary development. With 112.28 acres on a single title, this property offers multiple strategic paths: Private estate with operational land base, Multi-generational family holding, Agricultural expansion parcel or Long-term land banking near Grande Prairie. Assembly opportunity with adjacent Kleskun Springs parcels. Also available within the Kleskun Springs land grouping: 56.67 acres with residence (North), 27.09

acres Agricultural (West), 22.41 acres CR-5 (East). Combined acquisition presents over 218 acres of contiguous holdings. Buyers to verify zoning allowances, well specifications, licensing, and development requirements with the County of Grande Prairie No. 1.