



GRASSROOTS

REALTY GROUP

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**On Range Road 64 PT NW-28-74-6-W6 Range
Sexsmith, Alberta**

MLS # A2315021



\$260,000

Division: NONE

Lot Size: 9.99 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CR-2

Water: -

Sewer: -

Utilities: -

?Excellent opportunity to own 10 pristine, treed acres located just 9 miles northwest of Sexsmith. This versatile property offers quick access to the Saddle Hills, making it a prime location for quading, sledding, and hunting enthusiasts. Boasting a favorable southward slope, the parcel provides an ideal topography for residential development or a private recreational retreat. Drive by today to experience the potential of this exceptional acreage!