

# \$599,990 - 6;6;73;25;sw 6;6;73;25;sw, Sexsmith

MLS® #A2249934

**\$599,990**

0 Bedroom, 0.00 Bathroom,  
Land on 7.68 Acres

NONE, Sexsmith, Alberta

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 youâ€™re considering holding for the future, exploring residential development, or pursuing other permitted opportunities, this 7.68-acre parcel provides versatility and value.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2249934        |
| Price     | \$599,990       |
| Bathrooms | 0.00            |
| Acres     | 7.68            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 6;6;73;25;sw 6;6;73;25;sw       |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H3C0                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 53                |
| Zoning         | UR                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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