



780-978-7122  
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**63 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2219701**



**\$289,900**

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**Division:** NONE

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**Lot Size:** 6.00 Acres

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**Lot Feat:** -

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**By Town:** Sexsmith

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

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**Zoning:** CR5

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**Water:** None

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**Sewer:** -

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**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 &mdash; 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.