

\$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	68
Zoning	UR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.