

# \$637,000 - Nw-24-73-6-w6 103 Street, Sexsmith

MLS® #A2225156

**\$637,000**

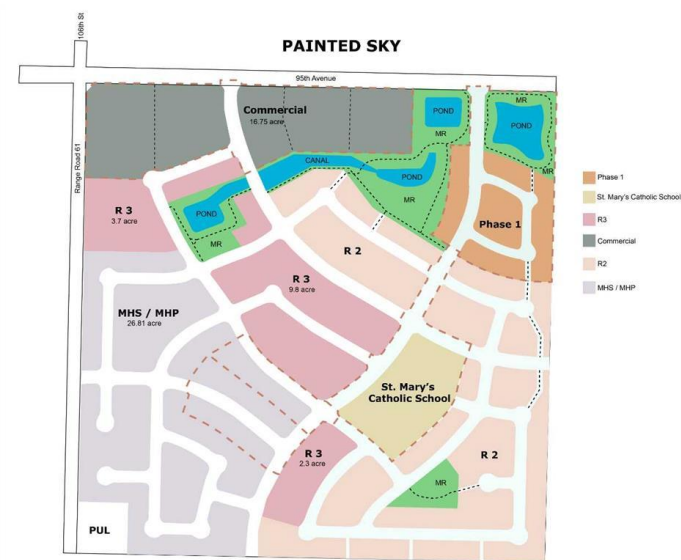
0 Bedroom, 0.00 Bathroom,  
Land on 9.80 Acres

NONE, Sexsmith, Alberta

MULTI-FAMILY! R3 zoning is the plan for this large 9.8 acre parcel. R3 zoning is ideal for higher-density residential dwellings. Apartment buildings, duplexes, fourplexes, and much more are found in these districts. The Town of Sexsmith has expressed great interest in this whole area and will aid you in presenting your vision to the Town Council. A K-8 school has already been approved and is built! The ASP calls for ponds, and the forecast for Painted Sky calls for quiet and sunny times ahead. Painted Sky is in Sexsmith which is known for quiet living while being just 12-miles from the City of Grande Prairie for when you want the hustle. It is hard not to notice the growing desire for the small-town lifestyle - in fact, try to find a vacant lot to build on in Sexsmith! As demand for housing builds now more than ever if you build it- they will come. Check out the proposed plans for the full area. Contact a Commercial Agent today - first tip your toe, and then be consumed by this development opportunity!

## Essential Information

MLS® #	A2225156
Price	\$637,000
Bathrooms	0.00
Acres	9.80
Type	Land



Sub-Type	Residential Land
Status	Active

### Community Information

Address	Nw-24-73-6-w6 103 Street
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Exterior

Exterior Features	Playground
-------------------	------------

### Additional Information

Date Listed	May 25th, 2025
Days on Market	50
Zoning	AG

### Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.