# \$1,790,000 - Nw-24-73-6-w6 95 Avenue, Sexsmith

MLS® #A2200416

# \$1,790,000

0 Bedroom, 0.00 Bathroom, Land on 136.18 Acres

NONE, Sexsmith, Alberta

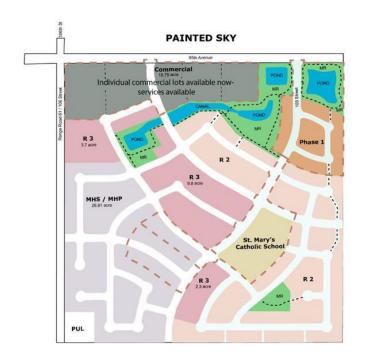
Listed far below appraised value. It is appealing to developers looking for flexible zoning to satisfy the market for various affordable housing options â€" (commercial lots also available for quicker sale). Less than \$5,000 per lot with 400+/- lots (136.18 acres) ready for further development with grading, some underground services, plus a new K-8 school already in use in the centre of it all. From developer to builder, the low price of this land combined with grants will allow stronger profits while delivering affordable homes. Explore grants as gov't continues incentivizing affordable housing - such as Aquatera sewer and water hookups. More grants could surface soon as gov't continues to address the affordable housing crisis. Painted Sky offers quiet living â€" only 12 miles from the hustle and bustle of Grande Prairie. Discover a harmonious blend of small-town charm and metropolitan conveniences. Contact your favourite commercial agent to help explore these options further.

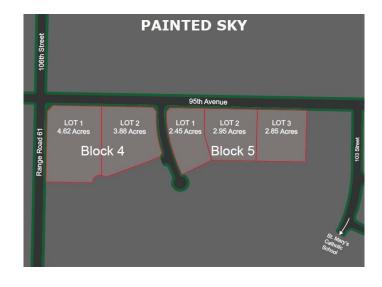
#### **Essential Information**

MLS® # A2200416 Price \$1,790,000

Bathrooms 0.00
Acres 136.18
Type Land







Sub-Type Residential Land

Status Active

# **Community Information**

Address Nw-24-73-6-w6 95 Avenue

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 26th, 2025

Days on Market 91 Zoning AG

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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