

# \$1,990,000 - Nw-24-73-6-w6 95 Avenue, Sexsmith

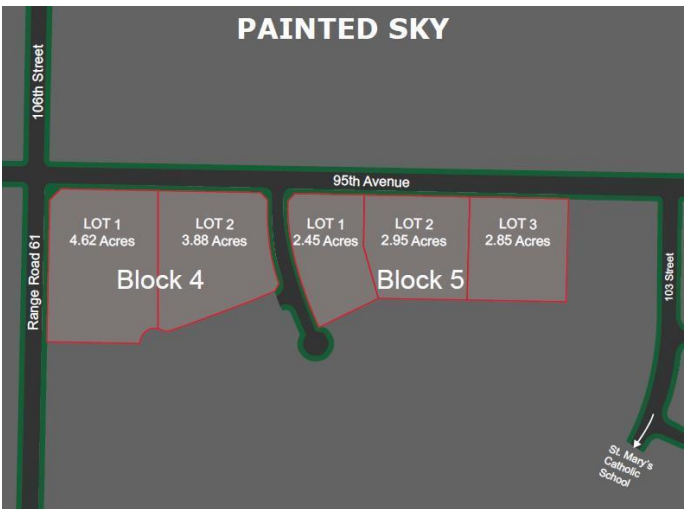
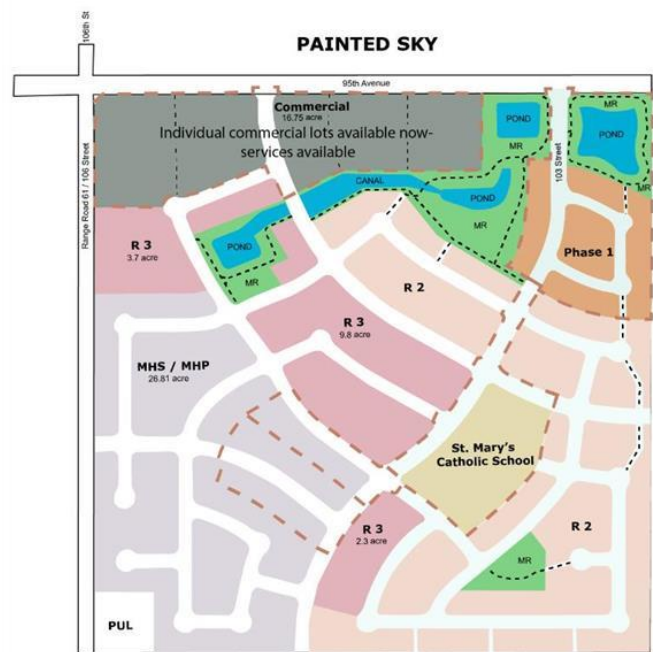
MLS® #A2200416

**\$1,990,000**

0 Bedroom, 0.00 Bathroom,  
Land on 137.00 Acres

NONE, Sexsmith, Alberta

This is listed \$4m below the 2019 appraised value (ask your commercial realtor to view the appraisal). It is appealing to developers looking for flexible zoning to satisfy the market for various affordable housing options (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 continues incentivizing affordable housing - such as Aquatera sewer and water hookups. More grants could surface soon as gov continues to address the affordable housing crisis. Painted Sky offers quiet living 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	\$1,990,000
Bathrooms	0.00
Acres	137.00

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
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### Additional Information

Date Listed	May 26th, 2025
Days on Market	19
Zoning	AG

### Listing Details

Listing Office	RE/MAX Grande Prairie
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