

63 Range
Rural Grande Prairie No. 1, County of, Alberta**MLS # A2219701****\$289,900****Division:** NONE**Lot Size:** 6.00 Acres**Lot Feat:** -**By Town:** Sexsmith**LLD:** 22-74-6-W6**Zoning:** CR5**Water:** None**Sewer:** -**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 — 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.