

# \$921,250 - Nw-24-73-6-w6 95 Avenue, Sexsmith

MLS® #A2225150

**\$921,250**

0 Bedroom, 0.00 Bathroom,  
Land on 16.75 Acres

NONE, Sexsmith, Alberta

COMMERCIAL LOTS! Priced WAY below  
appraised value!

16.75 acres of commercial land ready for  
development.

This project boasts some pre-existing  
underground services, laying the foundation  
for seamless development. Zoning planned to  
be CL- Commercial Light, but embrace the  
versatility with the potential for mixed zoning,

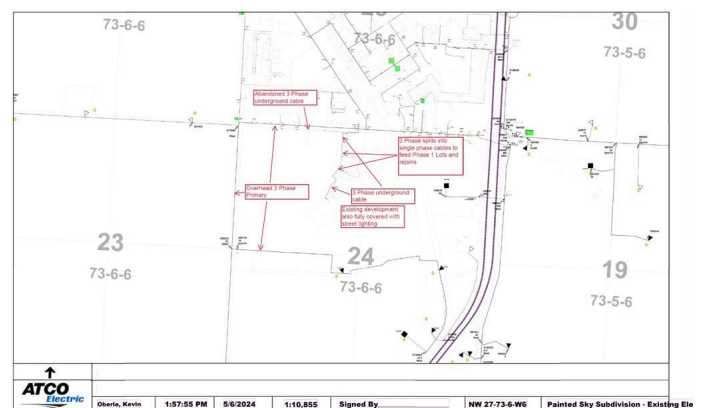
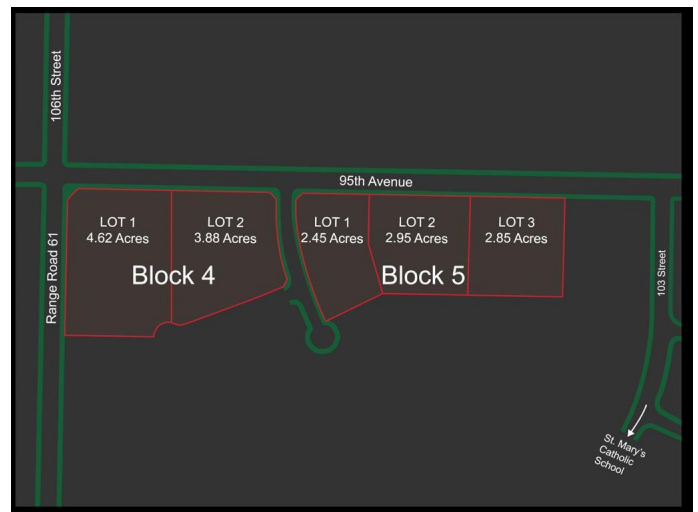
Positioned strategically along a bustling  
thoroughfare, commercial lots promise  
unparalleled visibility, ideal for retail  
enterprises. With grading and some essential  
services already in place.

Phase one of the subdivision showcases  
custom-built single-family residences. A  
cutting-edge K-8 School anchors the heart of  
this community enclave.

Nestled within the vibrant Town of Sexsmith, a  
mere 12 miles from Grande Prairie, discover a  
harmonious blend of small-town charm and  
metropolitan conveniences.

Be sure to explore the myriad of federal and  
municipal development incentives, from CMHC  
Project financing to Aquatera connection  
incentives. NOW is the time to take advantage!

Contact a Commercial Agent today to assist  
you in unveiling the possibilities!



## Essential Information

MLS® #	A2225150
Price	\$921,250
Bathrooms	0.00
Acres	16.75
Type	Land
Sub-Type	Commercial 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 25th, 2025
Days on Market	83
Zoning	AG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.