

**45063A 734 Township
Sexsmith, Alberta**

MLS # A2287959



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,360 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	56.67 Acres		
Lot Feat:	Pasture		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, stove x2, washer, dryer

Just off of the Kleskun Lake Provincial Reserve, and located just 29 minutes from Grande Prairie (Property to city limits northside 100st is only 20 min), this 56.67-acre holding offers scale, subdivision leverage, and long-term land security in one of the County's most desirable rural corridors. The property is approved for subdivision into three parcels: 22.95 acres (includes existing home and barn), 15 acres and 18 acres. Subdivision process is in place, creating built-in flexibility for resale, family division, or phased exit strategies. The primary parcel includes a functional 5-bedroom home with self-contained basement suite, barn with stock waterers, well water source, and partially fenced pasture. The home is modest and serviceable, allowing buyers to prioritize land value and future planning. CR-5 zoning supports: Major and Minor Agricultural Pursuits, Home Occupations (Intermediate & Major), Bed & Breakfast (discretionary approval), Accessory structures and additional buildings (subject to district requirements). With nearly 57 acres total, the holding qualifies for up to 20 animal units per parcel over 20 acres under Major Agricultural Pursuit provisions. This offering is suited for buyers who understand optionality: Live on one parcel, monetize two, create multi-generational ownership, Land bank near Grande Prairie or Establish a lifestyle-integrated business. Large, sub dividable acreages within commuting distance of Grande Prairie are increasingly rare. Buyers to verify subdivision status, zoning allowances, water registration, and permitted uses with the County of Grande Prairie.