

**NW-24-73-6-W6 106 St Street
Sexsmith, Alberta**

MLS # A2126272



\$938,350

Division: NONE

Lot Size: 26.81 Acres

Lot Feat: -

By Town: -

LLD: 24-73-6-W6

Zoning: AG

Water: -

Sewer: -

Utilities: -

Manufactured Home Subdivision or park! Stand in to make 26.81 Acres extra profitable by catering to a clientele looking for affordable homes and who take pride in living in a development that stands up to 2024 standards. If you can step in and expand a vision for this parcel- this could be the right spot for you. The Town of Sexsmith has expressed great interest in this whole area and will aid you in presenting your vision to the Town Council. A K-8 school has already been approved – and is built - the kids will walk or ride their bikes to school! The ASP calls for ponds, and the forecast for Painted Sky calls for quiet and sunny times ahead. Painted Sky is in Sexsmith which is known for quiet living while being just 12-miles from the City of Grande Prairie for when you want the hustle. It is hard not to notice the growing desire for the small-town lifestyle - in fact, try to find a vacant lot to build on in Sexsmith! As demand for housing builds – now more than ever “if you build it- they will come”. Check out the proposed plans for the full area. Contact a Commercial Agent today - first tip your toe, and then be consumed by this development opportunity!