

**Kleskun Springs 50010 733A Township  
Sexsmith, Alberta**

**MLS # A2288079**



**\$2,956,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Kleskun Springs
<b>Bus. Name:</b>	-
<b>Size:</b>	1,640 sq.ft.
<b>Zoning:</b>	Ag and cr5

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Well	<b>Lot Size:</b>	218.45 Acres
<b>Sewer:</b>	Septic System	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Fridge x3, stove x 2, cook top, wall oven, washer x2, dryer x 2		

Positioned just 29 minutes northeast of Grande Prairie, (Property to city limits Northside 100st is only 20 min), and bordering the protected landscape of Kleskun Lake Provincial Reserve to the South and Crown Land to the East, Kleskun Springs represents a rare opportunity to secure 218.45 contiguous acres across four separate titles in one decisive acquisition. Holdings of this magnitude &mdash; with zoning diversity, structural flexibility, and established infrastructure &mdash; are increasingly scarce within commuting distance of the city. The portfolio includes 112.28 acres of Agricultural-zoned land featuring an upgraded 1,640 sq. ft. 4-bedroom residence with recent improvements, expansive 3,000+ sq. ft. decking, an artesian well (2,000 m<sup>3</sup>/day, no pump needed), and three licensed fishponds; 56.67 acres zoned CR-5 with subdivision approval into three parcels including a residence and built-in phased resale potential; a 27.09-acre cleared Agricultural corner parcel with elevated, south-rolling terrain and strong dual road access; and a 22.41-acre CR-5 estate parcel enhanced by a registered environmental reserve easement creating a natural privacy buffer. With two residences, multiple access points, mixed Agricultural and CR-5 zoning, and four independent titles already in place, this assembly offers rare control &mdash; whether envisioned as a private 200+ acre estate, a multi-generational family compound, an agricultural expansion base, or a strategic land banking position with future exit flexibility. Opportunities to command this level of contiguous acreage near Grande Prairie are limited and seldom assembled in one offering. Individual parcels also available under separate MLS listings. Buyers to verify zoning allowances, subdivision status, well specifications, licensing, and development requirements with the County of Grande Prairie No. 1.