

**62 Range**  
**Rural Grande Prairie No. 1, County of, Alberta****MLS # A2219702****\$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:** -

Calling all animal lovers and hobby farmers, this 6-acre parcel in the beautiful Saddle Hills is already cleared, partially fenced, and ready for your rural lifestyle. With stunning views of the rolling Saddle Hills and plenty of open space, this property is a dream come true for anyone looking to enjoy country life with their animals by their side. Zoned CR5, this acreage is ideal for a small-scale farm, home-based business, or simply a peaceful retreat with room to roam. The hard work is already done, just bring your building plans, animals, and vision for the future. Whether you're looking for wide-open skies, gorgeous views, or a functional start to your acreage goals, this property checks all the boxes. Don't miss your chance to own a piece of paradise in Northern Alberta.