



**10250 97 Street , Sexsmith, Alberta - \$60,000**



## Property Description

PRICE DROP!!! Don't miss the opportunity to own one of the last available lots in the highly desirable Willow Estates neighborhood in Sexsmith. This vacant residential lot is ready for you and offers a fantastic location in a quiet, family-friendly area. Situated across from a playground and just steps away from a playing field, walking trails, it's an ideal setting for families and outdoor enthusiasts.

The lot's east-west orientation allows you to enjoy both morning and evening sunlight, making it perfect for designing a bright, welcoming home. The surrounding community offers everything you need, including, restaurants, a medical clinic, and full educational options from preschool to Grade 12. You'll also find a public library, arena, curling rink, and a wide range of recreational opportunities.

Located just 15 minutes from the city, this small-town neighborhood combines safety, convenience, and charm. Willow Estates in Sexsmith is the perfect place to build your family's future.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Grande Prairie*