

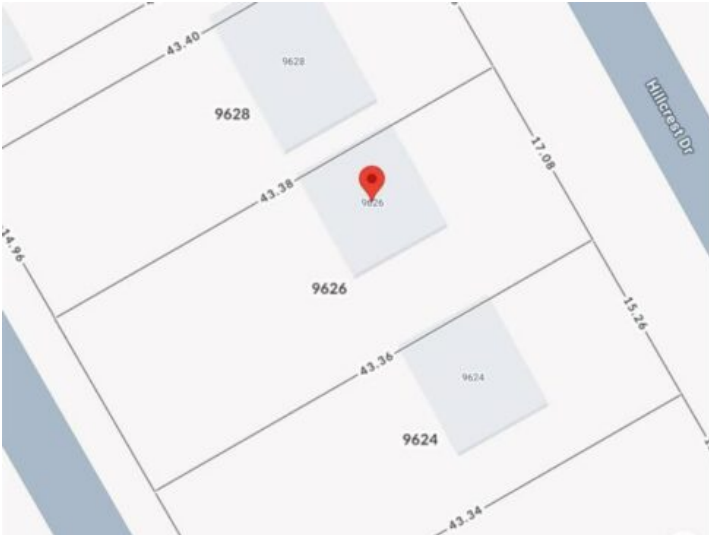


GRASSROOTS
REALTY GROUP

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**9626 Hillcrest Drive
Grande Prairie, Alberta**

MLS # A2240624



\$100,000

Division: Hillside

Lot Size: 0.18 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RG

Water: -

Sewer: -

Utilities: -

Welcome to 9626 Hillcrest Drive, a prime vacant infill lot in the well-established Hillside neighborhood of Grande Prairie. This 738.8 m²; (approx. 7,950 sq ft) lot is zoned RG (Residential General), making it an excellent opportunity for building a duplex or legal up/down suite. Situated in a mature area experiencing steady redevelopment, this spacious lot offers the flexibility to design a functional and profitable income property. With rear alley access, there's room to accommodate off-street parking or detached garages — ideal for maximizing rental value and curb appeal.