



GRASSROOTS
REALTY GROUP

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**9613 Hillcrest Drive
Grande Prairie, Alberta**

MLS # A2300199



\$539,400

Division:	Hillside
Lot Size:	1.24 Acres
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind
By Town:	-
LLD:	25-71-6-W6
Zoning:	RG
Water:	Public
Sewer:	Public Sewer
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Opportunity to secure on ALL SIX vacant residential lots(1.24 Acres) located along Hillcrest Drive, offering both front and rear alley access. Ideally situated close to downtown amenities, this location is within easy reach of the local art gallery, library, Co-op grocery store, retail shops, gas stations, and everyday conveniences. Zoned RG, the property offers a well-proportioned footprint for future development and supports a variety of residential development options, including single-family homes, semi-detached dwellings, duplexes, residential support housing, secondary suites, and potential to re-zone for a 4-plex or apartment. Vacant land—feel free to drive by and take a look! INDIVIDUAL LOTS SOLD SEPARATELY on A2300201, A2300203, A2300204, A230177, A2301181, A2301182.