



**9642 Hillcrest Drive  
Grande Prairie, Alberta**

**MLS # A2173360**



**\$279,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Hillside  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 936 sq.ft.  | <b>Age:</b>   | 1970 (54 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.25 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Fruit Trees/Shrub(s), Few Trees, Garden, No Neighbours Behind, |               |                   |

|                    |                                 |                   |   |
|--------------------|---------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | RG  |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Phone |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |   |

**Inclusions:** All garden equipment in shed (except ride-on lawnmower), all windows coverings, basement family room cabinet

Endless Updates in a Well-Maintained Gem! Discover this beautifully maintained 4-bedroom, 2-bathroom bungalow that's just hit the market and is sure to attract attention! This home has been meticulously cared for and boasts a host of recent upgrades, including a new roof, new siding, new sewer connection, energy-efficient windows on the main floor, new doors, and a newer furnace and hot water tank. Smoke-free and pet-free, this residence is truly move-in ready for your family. Step inside to find a bright, open-concept layout on the main floor featuring the primary bedroom, a second bedroom, and a full bathroom. The fully developed basement adds even more value with a family room, two additional bedrooms and a well-appointed 3-piece bathroom. Set on a generous pie-shaped lot exceeding 10,000 square feet, this property offers endless possibilities! The backyard is a true oasis, a gardeners dream, backing onto a gravel lane for convenient access. With ample space for RV parking or the potential to build a shop or double-car garage, the opportunities are limitless. You'll also find two garden sheds perfect for storing all your gardening tools, along with a lovely yard that is ideal for hosting garden parties or unwinding while soaking in stunning evening sunsets. Located in the vibrant and rapidly revitalizing Hillside neighborhood, this home is surrounded by friendly neighbors who take pride in their properties. Don't miss your chance to make this well-maintained property your own—schedule a viewing with your favorite today before it's gone!