



GRASSROOTS

REALTY GROUP

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**9659 Hillcrest Drive
Grande Prairie, Alberta**

MLS # A2240617



\$114,000

Division: Hillside

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RG

Water: -

Sewer: -

Utilities: -

Now available: a vacant infill lot in the established and centrally located Hillside neighborhood of Grande Prairie. This 7,077 sq ft (36.6m x 15.4m) lot is zoned RG (Residential General), making it the perfect site for a duplex or legal up/down suite development. Located in a mature area with many older homes being replaced, this lot is a great opportunity to get ahead of the curve as redevelopment gains momentum. With back alley access, there's flexibility for rear parking or garage construction to maximize the build potential.