

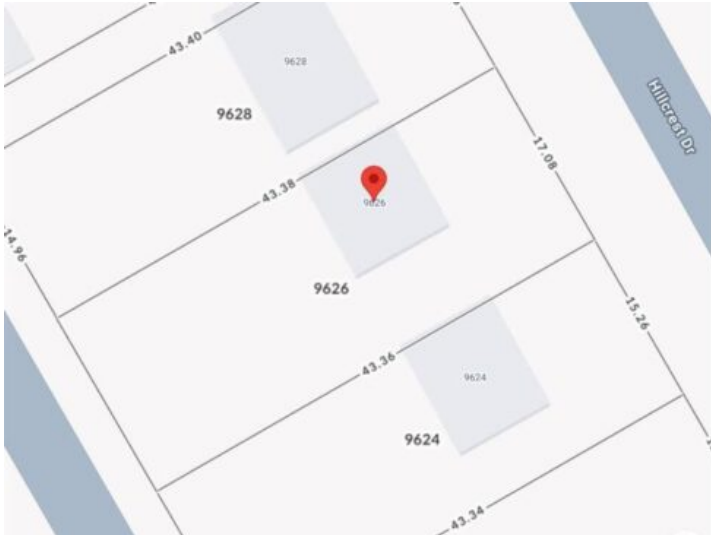


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**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 m<sup>2</sup>; (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 &mdash; ideal for maximizing rental value and curb appeal.