



**GRASSROOTS**  
REALTY GROUP

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**9613 Hillcrest Drive  
Grande Prairie, Alberta**

**MLS # A2300201**



**\$89,900**

<b>Division:</b>	Hillside
<b>Lot Size:</b>	0.16 Acre
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind
<b>By Town:</b>	-
<b>LLD:</b>	25-71-6-W6
<b>Zoning:</b>	RG
<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Utilities:</b>	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Opportunity to secure one of six vacant residential lots 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 supports a variety of residential development options, including single-family homes, semi-detached dwellings, duplexes, residential support housing, and the potential for secondary suites. This 7099 sq. ft. rectangular-shaped lot provides a well-proportioned footprint for future development. Vacant land—feel free to drive by and take a look! ENTIRE 6 LOTS ARE ALSO FOR SALE ON MLS A2300199