



**9624 Hillcrest Drive
Grande Prairie, Alberta**

MLS # A2313389



\$265,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	744 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Many Trees, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: fridge stove dishwasher washer dryer

WOW! A backyard this stunning AND A GARAGE for 265,000? You need to see this one! Tucked away on a quiet street close to a fantastic park and school, this property offers incredible value inside and out. The massive, west-facing backyard is made for soaking up the evening sunshine, with plenty of room to relax, entertain, or let the kids and pets run free. You'll love the extra-long driveway with space for all your vehicles, RV, or toys. The yard also features a huge shed plus a single garage that's extra deep and only 6 years old! Inside, don't let the square footage fool you. The smart, open-concept layout feels surprisingly spacious and is filled with natural light throughout. The bright west-facing kitchen overlooks the backyard and leads directly to the deck, making summer BBQs and outdoor living a breeze. The functional floor plan offers 2 bedrooms and a full bathroom on the main level, while the lower level features a third bedroom, a spacious living room, laundry area, and a second bathroom. Updates have already been completed, including shingles replaced just last year. Affordable, functional, and packed with outdoor space! This is one you won't want to miss!