



GRASSROOTS
REALTY GROUP

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9221 101 Avenue
Grande Prairie, Alberta

MLS # A2327424



\$120,000

Division: Hillside

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Discover the potential of 9221 101 Avenue, a prime 50' x 122' vacant lot in Grande Prairie's established and revitalizing Hillside neighbourhood. Zoned RT (Residential Transitional) with valuable rear alley access, this property offers exceptional flexibility for builders, investors, or anyone looking to create a custom home. The lot is ideally suited for a revenue-generating suited home, an up/down duplex, or a single-family residence, making it an excellent opportunity in today's market. Positioned within the City's Hillside Area Revitalization Plan, this property benefits from a long-term vision focused on encouraging quality new residential development, attractive streetscapes, rear-lane access, and continued reinvestment throughout the neighbourhood. The revitalization strategy is designed to support thoughtful infill development while enhancing property values and preserving the character of this mature community. Located just minutes from downtown, schools, parks, shopping, and restaurants, this is an outstanding opportunity to secure a versatile building lot in one of Grande Prairie's most promising established neighbourhoods. Whether you're planning your next investment property or building your dream home, this property offers the location, zoning, and future potential to bring your vision to life. Old house was removed so Aquatera infrastructure fee for single dwelling will be waived. Check out The Hillside Revitalization Plan attached to this listing.