

**9501 108 Avenue  
Grande Prairie, Alberta**

**MLS # A2240603**



**\$115,000**

**Division:** Hillside

**Lot Size:** 0.13 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RT

**Water:** -

**Sewer:** -

**Utilities:** -

Infill Opportunity – RT-Zoned Corner Lot in Redeveloping Area! Located in a mature neighborhood undergoing revitalization, this RT-zoned corner lot offers a prime opportunity for infill development. Surrounded by new construction and modern infill homes, this 36.6m x 15.4m lot is ideal for building a duplex or tri-plex, with back alley access providing options for additional parking or garage access. Situated close to schools, shopping, and major amenities, this property is perfectly positioned for a smart investment or custom build. Whether you're a developer, builder, or investor, this is your chance to be part of the area's transformation.