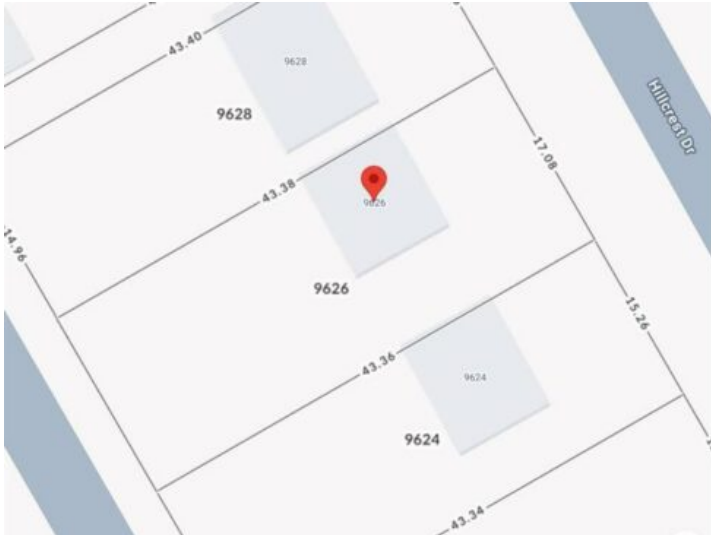


9626 Hillcrest Drive  
Grande Prairie, Alberta

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.