

780-832-5880

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## 9659 Hillcrest Drive Grande Prairie, Alberta

MLS # A2240617



\$114,000

Division:	Hillside
Lot Size:	0.16 Acre
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	RG
Water:	-
Sewer:	-
Utilities:	-

Now available: a vacant infill lot in the established and centrally located Hillside neighborhood of Grande Prairie. This 7,077 sq ft (36.6m x 15.4m) lot is zoned RG (Residential General), making it the perfect site for a duplex or legal up/down suite development. Located in a mature area with many older homes being replaced, this lot is a great opportunity to get ahead of the curve as redevelopment gains momentum. With back alley access, there's flexibility for rear parking or garage construction to maximize the build potential.