

**\$114,000 - 9659 Hillcrest Drive, Grande Prairie**

MLS® #A2240617

**\$114,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.16 Acres

Hillside., Grande Prairie, Alberta

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.

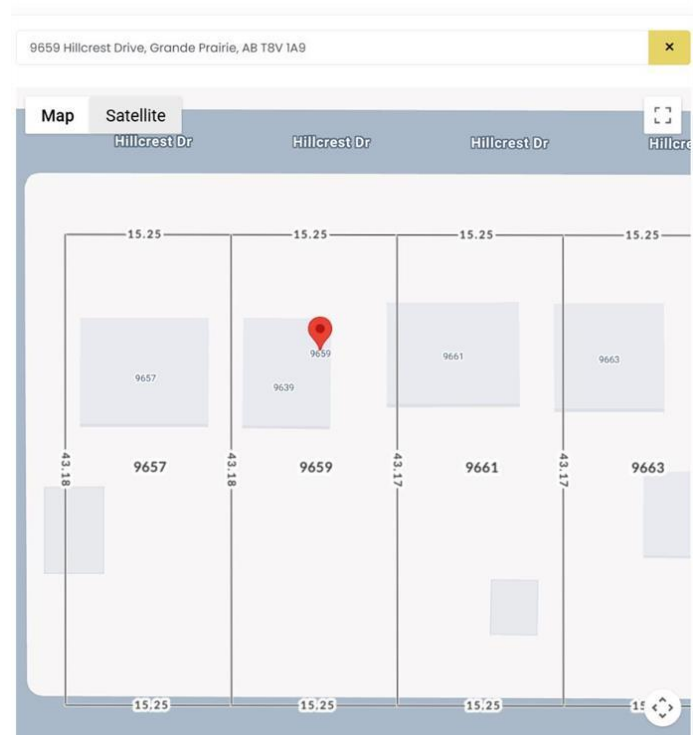
Located in a mature area with many older homes being replaced, this lot is a great opportunity to get ahead of the curve as redevelopment gains momentum. With back alley access, there's flexibility for rear parking or garage construction to maximize the build potential.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2240617         |
| Price     | \$114,000        |
| Bathrooms | 0.00             |
| Acres     | 0.16             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9659 Hillcrest Drive |
| Subdivision | Hillside.            |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |



Postal Code            T8V 1A9

### **Additional Information**

Date Listed            July 16th, 2025

Days on Market       2

Zoning                 RG

### **Listing Details**

Listing Office           Henry Adam Property Management Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.