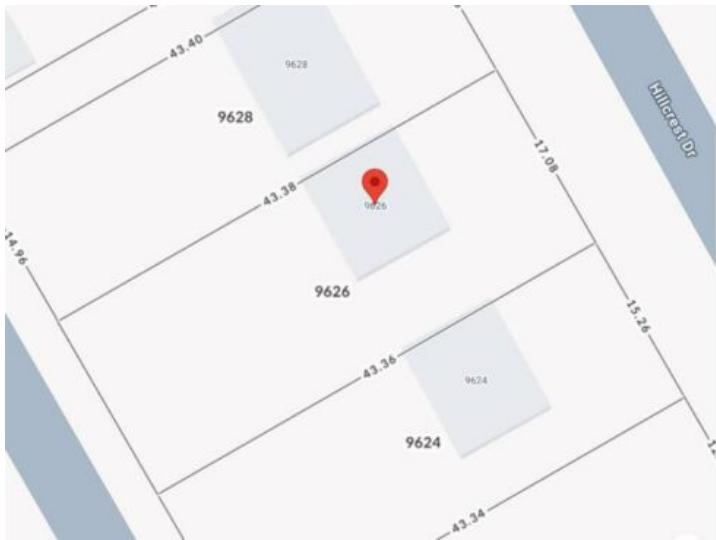


**9626 Hillcrest Drive
Grande Prairie, Alberta****MLS # A2240624****\$100,000****Division:** Hillside**Lot Size:** 0.18 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** RG**Water:** -**Sewer:** -**Utilities:** -

Welcome to 9626 Hillcrest Drive, a prime vacant infill lot in the well-established Hillside neighborhood of Grande Prairie. This 738.8 m² (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 — ideal for maximizing rental value and curb appeal.