

# \$349,900 - 9645 Hillcrest Drive, Grande Prairie

MLS® #A2211943

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.23 Acres

Hillside., Grande Prairie, Alberta

Exciting opportunity to own a unique home on a massive lot. This large home features a suited basement with semi detached double garage with added shop space. Tons of character throughout this home with 3 bedrooms upstairs featuring a master bedroom with ensuite. The living room is a good size with wood burning stove. Downstairs you will find an in-law suite with 2 bedrooms and a separate entrance. The double garage has an attached shop with extra space for entertaining. Large lot with fireplace. Come check it out today.

Built in 1958

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211943          |
| Price          | \$349,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,213             |
| Acres          | 0.23              |
| Year Built     | 1958              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Bungalow, Up/Down |
| Status         | Active            |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 9645 Hillcrest Drive |
| Subdivision | Hillside.            |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8V 1A9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Full, Suite                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting, RV Hookup        |
| Lot Description   | Corner Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 32               |
| Zoning         | RG               |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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