

**9645 Hillcrest Drive  
Grande Prairie, Alberta**

**MLS # A2211943**



**\$299,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot, Pie Shaped Lot		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** na

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.