

9645 Hillcrest Drive
Grande Prairie, Alberta

MLS # A2274701



\$300,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Attached-Up/Down, Bungalow | | |
| Size: | 1,213 sq.ft. | Age: | 1958 (68 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Corner Lot, Pie Shaped Lot | | |

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|--------------------|-----------------------------------|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: All Appliances sold as/is

Exciting opportunity to own a unique home on a massive lot. This large home features a 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 illegal suited basement 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.