Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9613 Hillcrest Drive
Grande Prairie, Alberta

MLS # A2321576



$799,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,598 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	6	**Baths:**	4 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Fiberglass, Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: STAINLESS KITCHEN APPLIANCES FOR BOTH SIDES OF THE DUPLEX

Brand-new full duplex on one title WITH BONUS SIDE BASEMENT ENTRANCES situated on an oversized lot with alley access, offering an exceptional opportunity for investors, homeowners, or multi-generational families. Currently under construction at the permit stage, possession is anticipated in approximately six months. Featuring the popular Kinley floor plan, each side offers over 1,290 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, an attached garage, separate power and gas meters, and private side entrances to the basement stairwells. Stylish finishes include quartz countertops, tile backsplashes, soft-close shaker cabinetry, upgraded stainless steel appliances, pendant lighting, and durable Valhalla Barnwood vinyl plank flooring. The open-concept main floors offer spacious living and dining areas, functional kitchens with corner pantries, convenient laundry, and powder rooms. Upstairs, each unit features a private primary suite with a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bathroom. Located on an oversized 50' x 140' south-facing lot with rear alley access, this duplex is within walking distance to downtown, bus stops, a school, the former hospital site, and the long-term care facility. Energy-efficient features include hot water on demand, high-efficiency furnaces, Low-E argon windows, lifetime IKO fiberglass shingles, and a 10-year New Home Warranty. Each basement includes a separate side entrance into the stairwell and offers excellent future development potential with room for additional bedrooms, a full bathroom, and recreation space. The insulated and drywalled attached garages add everyday convenience, while the option to purchase up to 5 adjacent duplexes creates an outstanding portfolio-building opportunity. Photos and 3D tour are from a previous build and are provided

for reference only; final finishes, colours, and layouts may vary. Please review the updated floor plans in the photos and click the multimedia link to explore the 3D tour.

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