

**9650 Hillcrest Drive**  
**Grande Prairie, Alberta**

**MLS # A2157456**



**\$709,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Tankless Hot Water		

**Inclusions:** 2 SETS OF STAINLESS KITCHEN APPLIANCES, and washer and dryer and blinds A SET FOR EACH SIDE OF THE DUPLEX

FULL EXECUTIVE DUPLEX ON ONE TITLE ON A HUGE LOT WITH ALLEY ACCESS IS UNDER CONSTRUCTION WITH A FEBRUARY 17, 2025 ESTIMATED COMPLETION DATE! One side is already rented out at \$2300 a month plus utilities starting February 17! Owning both sides of a duplex on one title has the advantage of having just one residential mortgage allowing you to buy more investment properties! Each side of this Modern Luxury Duplex has 3 beds and 2.5 bathrooms, for a total of 6 bedrooms and 6 bathrooms with the possibility of adding 4 more bedrooms and 2 more bathrooms in the basement! Due to the large lot size and back alley access additional parking could be added which would make this place an ideal crew house. The contemporary exterior will keep you or your guests and tenants impressed every time they pull into the driveway. Come on in and be amazed by the incredible kitchen featuring quartz counters, tile backsplash, pendant lighting, soft close shaker style cabinets and vinyl plank flooring. We want to make this place as turn key as possible so blinds and appliances are included! We know storage is important so we included a huge corner pantry, real wood drawers and soft closed drawers and cabinet doors. The gorgeous kitchen is finished off with Stainless Steel kitchen appliances. The main floor features an open concept layout throughout the kitchen, living room and dining room and features a handy power room 1/2 bathroom right by the entry. Upstairs you will find the roomy master bedroom which measures 12'8" by 11'10" and features a walk in closet and full 4 piece en-suite bathroom with a tub shower combo. The upstairs of this home has 2 more roomy spare bedrooms and a full 4 piece main bathroom and 2nd floor laundry with washer and dryer included. This smart home includes a MYQ wifi enabled garage door openers to

make those contactless drop-offs a snap and cat 5 and coax cables to the living and master bedroom. Built in savings with energy efficiency include hot water on demand, high efficiency furnace, low-e argon filled double paned windows and LIFETIME fiberglass shingles. Each side of the duplex will have its own power and gas meter! The basement is unfinished and ready for your imagination to create the space of your dreams.. The dual 12'by 24' garages are dry walled insulated and fire taped and has a wifi enabled garage door opener.(SAMPLE PICTURES)