

**11530 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2304638**



**\$440,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Westpointe   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | Bi-Level   |               |                  |
| <b>Size:</b>     | 1,274 sq.ft.   | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Additional Parking, Alley Access, Concrete Driveway, Parking Pad |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space                                     |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Wood Frame   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | None   |                   |    |

Turnkey investment opportunity featuring a 6-bed, 3-bath fully developed 1,275 sq ft 7-year-old home with New Home Warranty in place until August 2029, no carpet (vinyl plank throughout), back alley parking with a second rear basement entrance, and the option to purchase fully furnished for \$5,000—this immediate possession property is ready to generate income. Ideally located just 3 blocks from two schools, only a 5-minute drive to Costco and 11 minutes to the airport, with quick access to Highway 40 connecting to major oil and gas activity south of Grande Prairie, this property offers strong tenant appeal and convenience. The main floor features a bright, open-concept living, dining, and kitchen area with 9' ceilings and large windows that create a welcoming space, along with 3 spacious bedrooms and 2 full bathrooms. The fully developed basement adds even more value with a second living area, 3 additional bedrooms, a full bathroom, laundry room, and a separate rear entrance—ideal for an in-law suite or added rental potential. With modern, low-maintenance finishes throughout and the balance of the new home warranty providing peace of mind, this property is a smart addition to any investment portfolio. Please click on the 3D, video, or multimedia link to view the virtual tour.