# \$409,555 - 9826 107 Avenue, Morinville

MLS® #E4425768

#### \$409,555

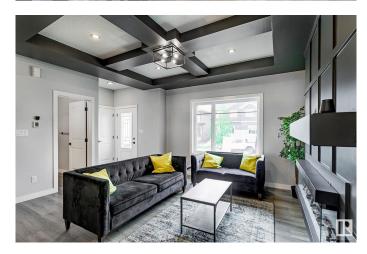
3 Bedroom, 2.50 Bathroom, 1,347 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

LAST CHANCE to own a single-family home w/2-car garage UNDER \$410k! Located just mins away from 2 schools, grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize. Featuring 3Beds, 2.5baths, M/FLR laundry, & a convenient side entrance to basement w/9 ft ceilings, primed for a potential legal basement suite, this home offers both versatility & potential. The spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The 9ft ceiling main floor showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable living room, complete with a custom designed striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options.\*Photos of showhome/some features may be different/virtually staged pics.







Built in 2024

#### **Essential Information**

| MLS® # | E4425768  |
|--------|-----------|
| Price  | \$409,555 |

| Bedrooms       | 3                           |
|----------------|-----------------------------|
| Bathrooms      | 2.50                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,347                       |
| Acres          | 0.00                        |
| Year Built     | 2024                        |
| Туре           | Single Family               |
| Sub-Type       | <b>Residential Attached</b> |
| Style          | 2 Storey                    |
| Status         | Active                      |

## **Community Information**

| Address     | 9826 107 Avenue |
|-------------|-----------------|
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2P1         |

## Amenities

| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra |
|-----------|---|
| Parking   | Double Garage Detached, Over Sized                            |

## Interior

| Interior Features | ensuite bathroom          |
|-------------------|---------------------------|
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

| Exterior          | Wood, Brick, Vinyl  |
|-------------------|---|
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |

| Roof         | Asphalt Shingles   |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

#### **Additional Information**

| Date Listed    | March 14th, 2025 |
|----------------|------------------|
| Days on Market | 37               |
| Zoning         | Zone 61          |

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Listing information last updated on April 20th, 2025 at 2:02am MDT