

## \$455,555 - 9905 107 Avenue, Morinville

MLS® #E4442482

**\$455,555**

4 Bedroom, 3.50 Bathroom, 1,405 sqft  
Single Family on 0.00 Acres

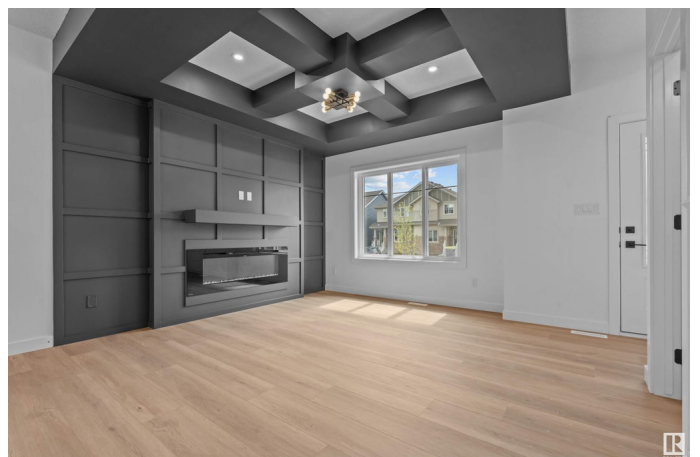
Morinville, Morinville, AB

\*Move-in ready single family home\* END UNIT, FULLY FINISHED LEGAL BASEMENT SUITE, Double garage, fully landscaped + deck, All appliances included, & couple 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, to your income generating 1bed/1bath basement suite. (4 bdrms/3.5bath) 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 MF showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizeable 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. \*Pics are of similar unit\*

Built in 2024

### Essential Information

MLS® #	E4442482
Price	\$455,555



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	9905 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

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### 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	June 13th, 2025
Days on Market	2
Zoning	Zone 61

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Listing information last updated on June 15th, 2025 at 7:47pm MDT