\$528,000 - 9205 102 Street, Morinville

MLS® #E4422376

\$528,000

4 Bedroom, 3.50 Bathroom, 1,698 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chef's dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. *Photos are representative*

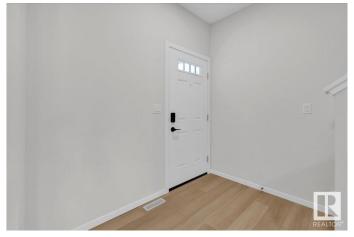
Built in 2025

Essential Information

MLS® # E4422376 Price \$528,000

Bedrooms 4







3.50 **Bathrooms Full Baths**

Half Baths 1

Square Footage 1,698 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type **Detached Single Family**

3

Style 2 Storey Status Active

Community Information

9205 102 Street Address

Area Morinville Subdivision Morinville City Morinville **ALBERTA** County

Province AB

Postal Code T8R 2R4

Amenities

Amenities No Animal Home, No Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood **Appliances**

Fan-Two

Forced Air-1, Natural Gas Heating

Fireplace Yes **Fireplaces** Insert

Stories 3 Has Suite Yes Has Basement Yes

Full, Finished Basement

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 20th, 2025

Days on Market 71

Zoning Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:17am MDT