

## \$509,900 - 9905 107 Avenue, Morinville

MLS® #E4435368

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Save money \$\$ and go green with the recently installed solar panels. This 1451 Sq Ft home is not your typical split level and it backs onto G.H. Primeau school park. The open concept main floor has vaulted ceilings and is great for entertaining. The kitchen features a modern farmhouse style with newer appliances, a large centre island, ample storage and countspace for the discerning chef. From the kitchen you can visit with the guests in the front living room and the sizeable dining area. Upstairs you will find 3 bed and the main 4pc bath. The Primary bed has his+hers closets and a 4pc ensuite. On the third level there is a cozy gas fireplace and space for your home entertainment system. The 4th bedroom and a 4pc bath is also located on this floor. The basement has a large rec room that's perfect kids to play in and lots of storage in the crawl space. The large pie shaped back yard features a stunning 2 tiered deck, storage shed and raised garden beds. The attached heated garage has new doors.

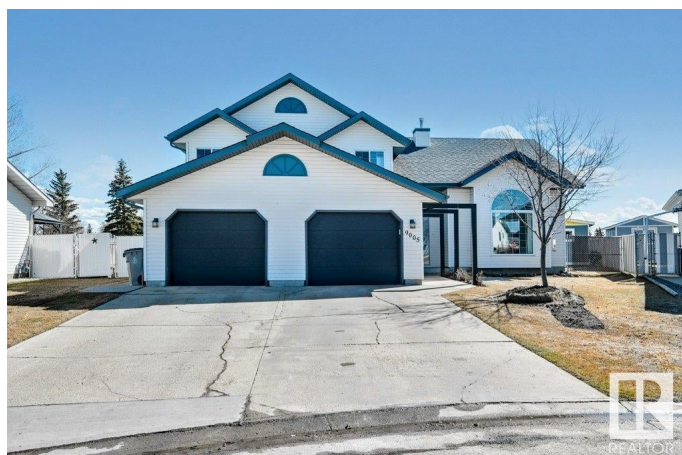
Built in 1995

### Essential Information

MLS® # E4435368

Price \$509,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,451
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9905 107 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C6

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
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 9th, 2025 at 6:47pm MDT