

# \$449,900 - 9824 106 Avenue, Morinville

MLS® #E4460538

## \$449,900

3 Bedroom, 2.50 Bathroom, 1,713 sqft  
Single Family on 0.00 Acres

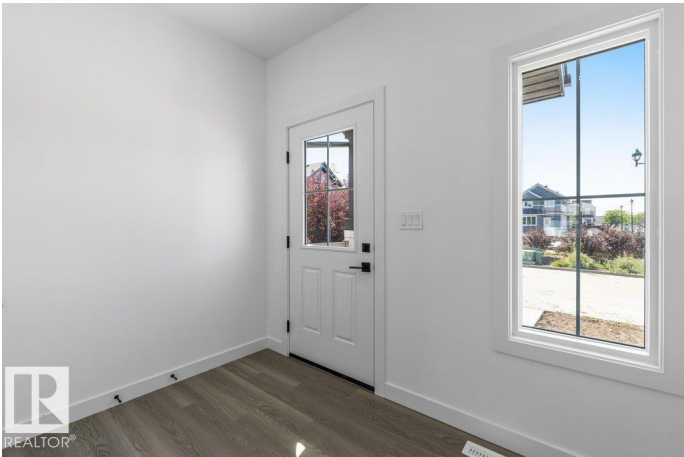
Morinville, Morinville, AB

Discover this stunning brand-new 2-storey home in Morinville offering over 1,700 sq. ft. of thoughtfully designed living space. The main floor boasts a cozy living room with electric fireplace, spacious dining area, and kitchen with modern cabinetry & generous storage. A private den, 2-piece bath, storage, and mudroom add convenience and function. Upstairs, the primary retreat features a spa-inspired 4-piece ensuite and walk-in closet. Two additional bedrooms, a 4-piece bath, and a well-appointed laundry room complete the upper level. A rear double concrete parking pad offers plenty of space for future garage potential. With quality finishes throughout, this home blends comfort, style, and practicality—ideal for modern living.

Built in 2025

### Essential Information

MLS® #	E4460538
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,713
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9824 106 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

### **Amenities**

Amenities	No Animal Home, See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	8
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 October 9th, 2025 at 1:32am MDT