

## **\$195,000 - 9225 Morinville Drive, Morinville**

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MLS® #E4434536

**\$195,000**

3 Bedroom, 2.50 Bathroom, 1,176 sqft

Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

This fully finished 3 bedroom and 3 bathroom townhouse condo is located in a beautiful neighborhood close to schools and shopping, with quick access to CFB Edmonton and St. Albert. This home has 3 large bedrooms and 2 full bathrooms as well as 1 2-piece bathroom. The large kitchen with ample cupboard and pantry space is open concept to the sunken living room with wood burning fireplace. The backyard is fully fenced and private with access to the parking stalls. The basement is fully finished with a large family/recreation room and a 3 piece bathroom. The laundry/utility room has room for extra storage and this completes the basement level. The home also has updated windows, roof shingles and central air conditioning. Located backing onto to Notre Dame School sports fields for easy school access and a private and quiet backyard. Walking distance to the High School and Four Winds School too!

Built in 1977

### **Essential Information**

MLS® #	E4434536
Price	\$195,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,176
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9225 Morinville Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J8

### Amenities

Amenities	No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information



Date Listed	May 5th, 2025
Days on Market	59
Zoning	Zone 61
Condo Fee	\$380



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