

## \$375,000 - 8703 104 Avenue, Morinville

MLS® #E4438430

**\$375,000**

4 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully maintained bi-level home located in the desirable community of Sunshine Lake in Morinville. Situated on a large, landscaped lot, this property features a spacious yard with mature trees, a two-tiered deck—perfect for entertaining—and great curb appeal. Home also includes a above ground pool! Inside, you™ll find 4 bedrooms and 2.5 bathrooms, offering plenty of space for the whole family. The main floor features newer laminate flooring throughout the kitchen, living room, and dining area, creating a bright and modern feel. The fully finished basement includes a large family room, a separate area ideal for a home office, a cozy wood-burning fireplace, a spacious bedroom, and a 3-piece bathroom complete with a sauna—a rare find! Don't miss your chance to own this incredible home in a prime location close to parks, schools, and amenities!

Built in 1990

### Essential Information

MLS® #	E4438430
Price	\$375,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,109
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	8703 104 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C4

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Pool-Above Ground, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Pool Equipment
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	40
Zoning	Zone 61

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