\$455,555 - 9905 107 Avenue, Morinville

MLS® #E4442482

\$455.555

4 Bedroom, 3.50 Bathroom, 1,405 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Move-in ready single family home END UNIT, FULLY FINISHED LEGAL BASEMENT SUITE, Double garage, fully landscaped + deck, All appliances included, & couple mins away from 2 schools, grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize. Featuring 3Beds, 2.5baths, M/FLR laundry, & a convenient side entrance to basement w/9 ft ceilings, to your income generating 1bed/1bath basement suite. (4 bdrms/3.5bath) The spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The 9ft ceiling MF showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizeable living room, complete with a custom designed striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options. *Pics are of similar unit*







Built in 2024

Essential Information

MLS® # E4442482 Price \$455,555 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,405

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Residential Attached

Style 2 Storey

Status Active

Community Information

Address 9905 107 Avenue

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 2P1

Amenities

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby,

Partially Fenced

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 61

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