# \$399,500 - 102 Grandin Drive, Morinville

MLS® #E4447287

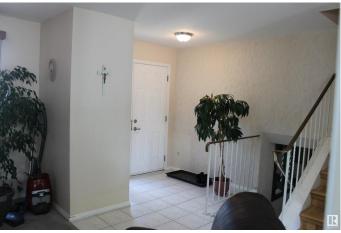
#### \$399,500

4 Bedroom, 1.50 Bathroom, 1,152 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

For your consideration, this open & bright four level split is situated on a large corner lot across from the Morinville Community High School. It features 1150 sq. ft. of living space with 3+1 bedrooms, Primary bedroom has a 2 piece ensuite. Recent upgrades include new shingles, furnace, hot water tank, most of the windows, hardwood flooring on the upper level & central air conditioning. The yard is fully fenced & landscaped with a small garden and a large oversized 32' X 24' double garage. The home does require a little TLC.





Built in 1978

#### **Essential Information**

MLS® #	E4447287
Price	\$399,500
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.00
Year Built	1978
Туре	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active



# **Community Information**

Address	102 Grandin Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T0G 1P0

#### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,	
	Refrigerator, Stove-Electric, Washer, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Woodstove	
Stories	4	
Has Basement	Yes	
Basement	Full, Finished	

# Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Corner Lot, Fenced, Flat Site, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

# **Additional Information**

Date Listed	July 11th, 2025
Days on Market	7
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 July 17th, 2025 at 9:32pm MDT