

\$409,555 - 9826 107 Avenue, Morinville

MLS® #E4425768

\$409,555

3 Bedroom, 2.50 Bathroom, 1,347 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

LAST CHANCE to own a single-family home w/2-car garage UNDER \$410k! Located just 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, primed for a potential legal basement suite, this home offers both versatility & potential. 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 main floor showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable 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.*Photos of showhome/some features may be different/virtually staged pics.

Built in 2024

Essential Information

MLS® # E4425768

Price \$409,555



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,347
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	9826 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, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

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	March 14th, 2025
Days on Market	39
Zoning	Zone 61

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Listing information last updated on April 22nd, 2025 at 4:47am MDT