# \$439,555 - 9823 107a Avenue, Morinville

MLS® #E4416441

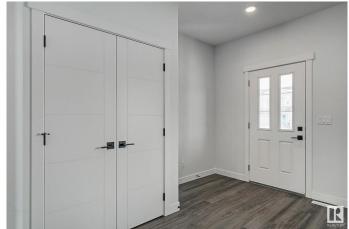
### \$439,555

3 Bedroom, 2.50 Bathroom, 1,688 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Brand New Single Family Home 15 mins to St.Albert! Don't miss out on making this beautiful pre-construction home with a private side entrance to basement yours. This stunning open-concept 2-story home will win you over the moment you step inside with the 9ft ceiling main floor & basement. Offering 3 bedrooms, office space, & 2.5 bathsâ€"including a full ensuite bathâ€"this home provides ample space for your family. Fully upgraded from top to bottom with stunning feature wall running to the ceiling, luxury vinyl plank flooring, quartz counters, floor-ceiling cabinets & main floor laundry for convenience. Don't forget you have a side entrance to your basement for building an inlaw suite or a legal basement suite to help pay off your mortgage. Located just steps away from schools, shopping, and the public library, this home offers unbeatable value. Whether you are looking for your first home, or an investment property, this is a great deal! \*\*Photos are of a similar home, this home is still under construction\*\*







Built in 2025

# **Essential Information**

MLS® # E4416441 Price \$439,555 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,688

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 9823 107a Avenue

Area Morinville
Subdivision Morinville
City Morinville

County ALBERTA

Province AB

Postal Code T8R 2P1

#### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No

Smoking Home, R.V. Storage, 9 ft. Basement Ceiling

Parking 2 Outdoor Stalls, Parking Pad Cement/Paved

#### 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, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 19th, 2024

Days on Market 180

Zoning Zone 61

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Listing information last updated on June 17th, 2025 at 6:17am MDT