

## \$509,900 - 9005 107 Avenue, Morinville

MLS® #E4435368

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Save money \$\$ and go green with the recently installed solar panels. This 1451 Sq Ft home is not your typical split level and it backs onto G.H. Primeau school park. The open concept main floor has vaulted ceilings and is great for entertaining. The kitchen features a modern farmhouse style with newer appliances, a large centre island, ample storage and countspace for the discerning chef. From the kitchen you can visit with the guests in the front living room and the sizeable dining area. Upstairs you will find 3 bed and the main 4pc bath. The Primary bed has his+hers closets and a 4pc ensuite. On the third level there is a cozy gas fireplace and space for your home entertainment system. The 4th bedroom and a 4pc bath is also located on this floor. The basement has a large rec room that's perfect kids to play in and lots of storage in the crawl space. The large pie shaped back yard features a stunning 2 tiered deck, storage shed and raised garden beds. The attached heated garage has new doors.

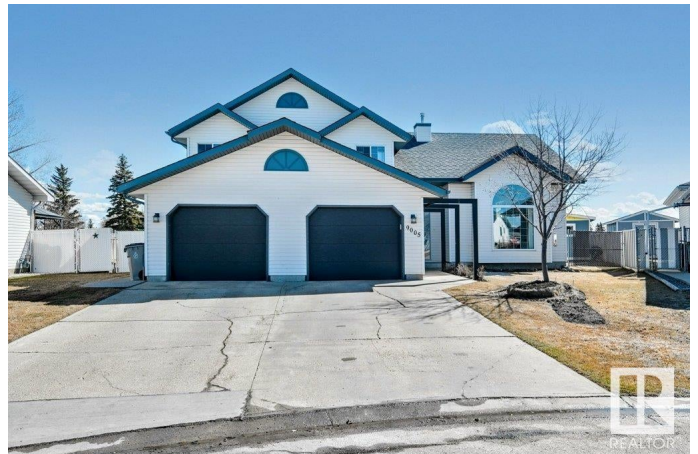
Built in 1995

### Essential Information

MLS® # E4435368

Price \$509,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,451                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9005 107 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1C6         |

### **Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### **Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 4                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### **Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 61       |

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Listing information last updated on May 9th, 2025 at 8:17pm MDT