\$439,555 - 9825 107a Avenue, Morinville

MLS® #E4446739

\$439,555

3 Bedroom, 2.50 Bathroom, 1,580 sqft Single Family on 0.00 Acres

Champagne, Morinville, AB

QUICK POSSESSION BRAND NEW Single Family Home \$439K! Deck & Front landscaping included! 15 mins to St.Albert & mins away from school, park & grocery stores, this beautiful custom-designed show home is MOVE-IN-READY! Upon entrance, you have a huge window inviting a ton of natural light into your gorgeous living RM which offers a stunning feature wall & beautifully decorated ceiling + 3D Fireplace. The large dining area can easily accommodate a large family. The corner "L-Shaped" kitchen come w/floor-ceiling cabinets, quartz countertops & a good size kitchen island. The main floor is completed w/a spacious laundry room, a powder room & SIDE ENTRANCE to your unspoiled potential LEGAL BASEMENT suite? Upstairs offers office space, a good size master bedroom w/custom designed feature wall, huge W/I closet w/drawers, & a full en-suite + 2 additional BDRMS & 2nd full bath for the kids/guests + office space (3 Beds, 2.5 Bath total). *Some photos are virtually staged*



Essential Information

MLS® # E4446739 Price \$439,555

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,580 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 9825 107a Avenue

Area Morinville

Subdivision Champagne

City Morinville
County ALBERTA

Province AB

Postal Code T8R 2P2

Amenities

Amenities Detectors Smoke, Hot Water Natural Gas

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 Airport Nearby, Back Lane, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 9th, 2025

Days on Market 98

Zoning Zone 61

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Listing information last updated on October 15th, 2025 at 6:02pm MDT