# \$349,900 - 9821 105 Avenue, Morinville

MLS® #E4429865

### \$349,900

3 Bedroom, 1.50 Bathroom, 1,157 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Discover this beautiful attached home w/ loads of character in Morinville. This excellent family home has a modern OPEN DESIGN on the main floor w/ 9' ceilings. The living room welcomes guests & has a stunning barn wood feature wall. The kitchen has white cabinetry, s/s appliances, pot lighting, laminate flooring, eating bar island, & pot/pan drawers. There is a back door w/ access to the deck & generous sized yard. A convenient 2pce bath completes the main floor. Upstairs there are 3 spacious bedrooms & a 4pce bath. The primary bedroom has 2 walk-in closets & a picturesque 2nd floor balcony. The basement is untouched, giving you TONS of extra storage space, or the opportunity to add more living space! The hot water tank & furnace are both high efficiency. The furnace was replaced in 2022. Washer & dryer are 2 years old. This property is made more perfect w/ NO CONDO FEES. This is an easy choice for those looking for a quieter pace of life, but still close to all the essentials!

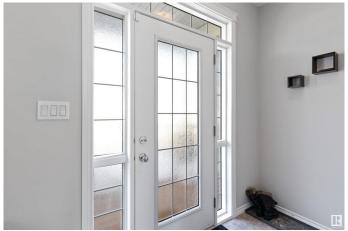


#### **Essential Information**

MLS® # E4429865 Price \$349,900

Bedrooms 3







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,157 Acres 0.00

Year Built 2010

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 9821 105 Avenue

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 0C1

### **Amenities**

Amenities Closet Organizers, Deck, Vinyl Windows, See Remarks

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Landscaped

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 9th, 2025

Days on Market 22

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 May 1st, 2025 at 5:17pm MDT