

## \$455,555 - 9909 107 Avenue, Morinville

MLS® #E4454279

**\$455,555**

4 Bedroom, 3.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

\*Move-in ready single family home\* END UNIT, FULLY FINISHED LEGAL BASEMENT SUITE, Double garage, fully landscaped + deck, All appliances included, & couple 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, to your income generating 1bed/1bath basement suite. (4 bdrms/3.5bath) 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 MF showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizeable 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. \*Pics are of similar unit\*

Built in 2024

### Essential Information

MLS® # E4454279

Price \$455,555



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,405                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9909 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                                        |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Wall Mount                                                                                        |
| Stories           | 3                                                                                                 |
| Has Suite         | Yes                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### 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    | August 22nd, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 61           |

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Listing information last updated on September 6th, 2025 at 4:47am MDT