

## \$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/ 9â€™™ 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. The basement is unspoiled. This is an easy choice for those looking for a quieter pace of life, but still close to all the essentials!

Built in 2010

### 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                11

Zoning                            Zone 61

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