

Courtesy Of Matthew D Barry Of Exp Realty

## \$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                10

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 April 19th, 2025 at 5:02pm MDT