

Courtesy Of Chris C Akins Of RE/MAX River City

## \$248,900 - 50 9511 102 Avenue, Morinville

MLS® #E4431966

**\$248,900**

3 Bedroom, 2.50 Bathroom, 1,222 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

WOW! Immaculate and move in ready describes this 3 bedroom, 2.5 bathroom 2 storey with 3 piece en-suite. Upon entering you are greeted with a spacious foyer that leads to your large eat-in peninsula kitchen with pantry, plenty of cabinets and higher end appliances. Off the kitchen is a massive family room which features a gas fireplace, a wall of windows and double French doors leading to your private deck and yard. Upstairs offers 3 good sized bedrooms, including a stunning primary bedroom with double closets, 3 piece en-suite and vaulted ceiling. 2 additional good sized bedrooms and 4 piece common bathroom completes the upper floor. The basement is wide open awaiting your final touches. Other features include: Central A/C, Oversized single attached garage and parking pad for an additional car, private location and so much more.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431966  |
| Price      | \$248,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,222             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 50 9511 102 Avenue |
| Area        | Morinville         |
| Subdivision | Morinville         |
| City        | Morinville         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8R 0C6            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed April 21st, 2025

Days on Market 3

Zoning Zone 61

Condo Fee \$336

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Listing information last updated on April 24th, 2025 at 10:33am MDT