

Courtesy Of Mashal Vazir Muhammad Of Exp Realty

\$409,555 - 9826 107 Avenue, Morinville

MLS® #E4425768

\$409,555

3 Bedroom, 2.50 Bathroom, 1,347 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

LAST CHANCE to own a single-family home w/2-car garage UNDER \$410k! Located just 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, primed for a potential legal basement suite, this home offers both versatility & potential. 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 main floor showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable 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.*Photos of showhome/some features may be different/virtually staged pics.

Built in 2024

Essential Information

| | |
|--------|-----------|
| MLS® # | E4425768 |
| Price | \$409,555 |



| | |
|----------------|----------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,347 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9826 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, Over Sized |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

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 March 14th, 2025

Days on Market 39

Zoning Zone 61

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Listing information last updated on April 22nd, 2025 at 6:47pm MDT