

\$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

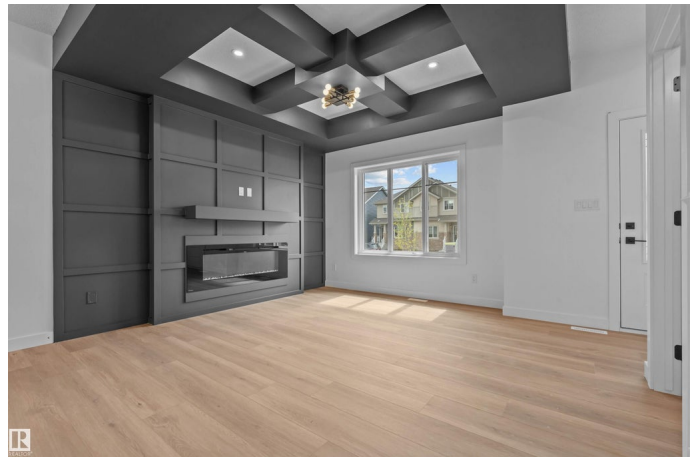
Move-in ready single family home END UNIT, FULLY FINISHED LEGAL BASEMENT SUITE, Double garage, fully landscaped + deck, All appliances included, & couple mins away from 2 schools, grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those 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
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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	2
Zoning	Zone 61

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Listing information last updated on August 23rd, 2025 at 9:31pm MDT