

Courtesy Of Stewart H Kuzyk Of RE/MAX Edge Realty

## \$539,900 - 9005 107 Avenue, Morinville

MLS® #E4430285

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,451 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

This 1451 Sq Ft home is not your typical split level and it backs onto G.H. Primeau school and it's park. The open concept main floor has vaulted ceilings and is great for entertaining. The kitchen features a modern farmhouse style with newer appliances, a large centre island, ample storage and countertop space for the discerning chef. From the kitchen you can visit with the guests in the front living room and the sizeable dining area. Upstairs you will find 3 bed and the main 4pc bath. The Primary bed has his+hers closets and a 4pc ensuite. On the third level there is a cozy gas fireplace and space for your home entertainment system. The 4th bedroom and a 4pc bath is also located on this floor. The basement has a large rec room that's perfect kids to play in and lots of storage in the crawl space. The large pie shaped back yard features a stunning 2 tiered deck, storage shed and raised garden beds. Save money \$\$ and go green with the recently installed solar panels! The attached heated garage has new doors.

Built in 1995

### Essential Information

MLS® #	E4430285
Price	\$539,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,451
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9005 107 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C6

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 11th, 2025

Days on Market      11

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 22nd, 2025 at 11:02am MDT