\$528,000 - 9205 102 Street, Morinville

MLS® #E4422376

\$528,000

4 Bedroom, 3.50 Bathroom, 1,698 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chef's dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. *Photos are representative*

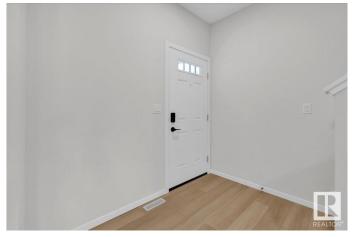
Built in 2025

Essential Information

MLS® # E4422376 Price \$528,000

Bedrooms 4







3.50 **Bathrooms Full Baths**

Half Baths 1

Square Footage 1,698 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type **Detached Single Family**

3

Style 2 Storey Status Active

Community Information

9205 102 Street Address

Area Morinville Subdivision Morinville City Morinville **ALBERTA** County

Province AB

Postal Code T8R 2R4

Amenities

Amenities No Animal Home, No Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood **Appliances**

Fan-Two

Forced Air-1, Natural Gas Heating

Fireplace Yes **Fireplaces** Insert

Stories 3 Has Suite Yes Has Basement Yes

Full, Finished Basement

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 20th, 2025

Days on Market 71

Zoning Zone 61

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