

## **\$489,900 - 8906 107 Avenue, Morinville**

MLS® #E4429792

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**4 LEVEL SPLIT BACKING ON TO GREEN SPACE & WALKING TRAIL!** This fantastic property is located on a Large Corner lot in the quiet subdivision of Sunshine Lake, Close to Parks, Schools, Walking Trail & CFB Edmonton This cozy 4 level split features 3 + 1 bedrms, 2 living rms, 3 full baths and 2 family rms. The main floor of this gorgeous home boasts a bright living/dining rm, eat in kitchen with plenty of cabinets, counter space & windows, beautiful hardwood floors & custom handrails. Upper floor has 2 good sized jr. bedrms, 4 piece bath & a large primary bedrm with a 3pc ensuite. Lower level is home to the 3rd good sized bedrm, 3rd bath/laundry rm, a large family room highlighted w/wood burning fireplace and large windows for loads of natural light. Basement is home to the utility/storage area, plus a large flex room. Outside is a huge fully fenced back yard with shed, multiple gates, large Deck and is beautifully landscaped yard w/raised garden beds. A Double attached garage completes this wonderful home!

Built in 1991

### **Essential Information**

MLS® # E4429792

Price \$489,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,166
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8906 107 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C6

### **Amenities**

Amenities	Hot Tub
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame Elementary
Middle	G.H. Primeau
High	M.C.H.S.

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	70
Zoning	Zone 61

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Listing information last updated on June 17th, 2025 at 10:02pm MDT