# \$279,900 - 9511 102 Avenue, Morinville

MLS® #E4433386

#### \$279,900

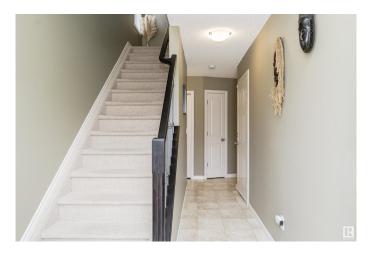
3 Bedroom, 3.50 Bathroom, 1,226 sqft Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

FANTASTIC FULLY FINISHED END UNIT TOWNHOUSE! This 2 + 1 bed, 3.5 bath Condo is full of charm. The kitchen boasts gorgeous espresso cabinets, stainless steel appliances & built-in vac with kick dustpan. Upper floor hosts the massive primary bedroom with walk in closet, 3 pc ensuite, space for your office or lounge and large windows. The 2nd large bedroom has a 4pc ensuite as well & large closet. Basement was professionally developed hosting the 3rd bedrm w/full bathroom ensuite making this home three full bath ensuites and 1/2 bath on the main floor. This unit also boasts high quality laminate and vinyl flooring on the main flr with carpeting on the stairs and upper flr & high quality laminate in the basement. Additionally the basement windows have been replaced and upgraded. Other upgrades include a high-efficiency furnace & on-demand hot water, and Back-up sump-pump. This unit is close to the complex exit and also very close to lots of Visitor Parking, schools, shopping, walking trail and CFB Edmonton!







Built in 2010

### **Essential Information**

MLS® #	E4433386
Price	\$279,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2010
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	9511 102 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C6

# Amenities

Amenities	Deck, Exterior Walls- 2"x6"
Parking Spaces	2
Parking	Single Garage Attached

# Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,		
	Stove-Electric, Washer, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Fireplace	Yes		
Fireplaces	Tile Surround		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		

# Exterior

Exterior Wood, Stone, Vinyl

Exterior Features	Landscaped, Nearby	Not	Fenced,	Playground	Nearby,	Schools,	Shopping
Roof	Asphalt Shingl	les					
Construction	Wood, Stone,	Vinyl					
Foundation	Concrete Perir	nete	r				

#### **School Information**

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

#### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 61
Condo Fee	\$336

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 May 1st, 2025 at 12:32pm MDT