

## \$299,900 - 9906 102 Avenue, Morinville

MLS® #E4451666

**\$299,900**

3 Bedroom, 3.00 Bathroom, 1,197 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

### FULLY FINISHED AND MOVE IN READY!

This beautiful and well-maintained 3-bedroom half duplex condo has so much to offer. The open concept main floor features large windows, luxury vinyl plank flooring, and a gas fireplace with a mantle and built-in TV niche in the spacious living room. The kitchen features hazelnut/maple cabinets with crown molding with extra storage above, a center island and a dining area adjacent to the kitchen. Upstairs boasts new carpets, 2 generously sized Jr. bedrooms with double closets, a 4-piece main bath, and a Large Primary bedroom with plenty of space, a walk-in closet and a 4-piece ensuite. The fully finished basement includes a bright and spacious family room, a new 2-pc bath and a laundry/storage area. Outside, the fully fenced and landscaped backyard has a nice deck, and there's a single attached garage with an oversized driveway. Condo fees cover snow removal from the driveway and walkway, plus front landscaping maintenance. Ideal for first-time homebuyers or those looking

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451666  |
| Price  | \$299,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,197             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9906 102 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1V9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Front Porch            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Morinville Public |
| Middle     | G.H. Primeau      |
| High       | M.C.H.S.          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 61          |
| Condo Fee      | \$320            |

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Listing information last updated on August 17th, 2025 at 5:17pm MDT