

\$449,900 - 9805 106 Avenue, Morinville

MLS® #E4461559

\$449,900

3 Bedroom, 2.50 Bathroom, 1,734 sqft
Single Family on 0.00 Acres

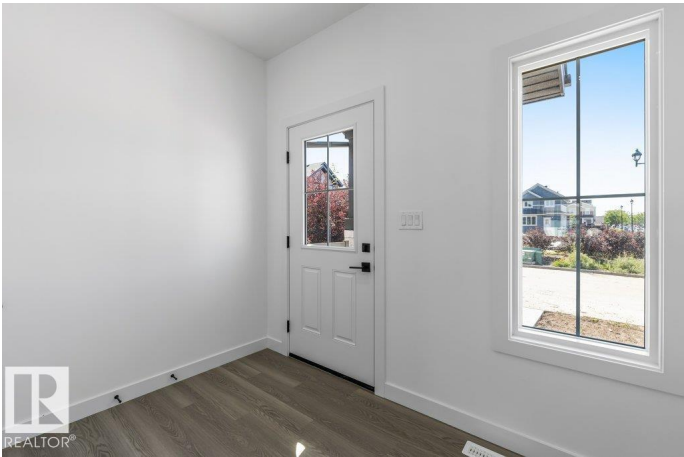
Morinville, Morinville, AB

Discover this stunning brand-new 2-storey home in Morinville offering over 1,700 sq. ft. of thoughtfully designed living space. The main floor boasts a cozy living room, spacious dining area, and kitchen with modern cabinetry & generous storage. A private den, 2-piece bath, storage, and mudroom add convenience and function. Upstairs, the primary retreat features a spa-inspired 4-piece ensuite and walk-in closet. Two additional bedrooms, a 4-piece bath, and a well-appointed laundry room complete the upper level. A rear double concrete parking pad offers plenty of space for future garage potential. With quality finishes throughout, this home blends comfort, style, and practicality—ideal for modern living. Home is at the drywall stage. Color & material selection may still be possible-Act Fast!

Built in 2025

Essential Information

MLS® #	E4461559
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9805 106 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P2

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	4
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 October 13th, 2025 at 7:47pm MDT