

## \$439,555 - 9823 107a Avenue, Morinville

MLS® #E4416441

**\$439,555**

3 Bedroom, 2.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Brand New Single Family Home 15 mins to St. Albert! Don't miss out on making this beautiful pre-construction home with a private side entrance to basement yours. This stunning open-concept 2-story home will win you over the moment you step inside with the 9ft ceiling main floor & basement. Offering 3 bedrooms, office space, & 2.5 baths including a full ensuite bath this home provides ample space for your family. Fully upgraded from top to bottom with stunning feature wall running to the ceiling, luxury vinyl plank flooring, quartz counters, floor-ceiling cabinets & main floor laundry for convenience. Don't forget you have a side entrance to your basement for building an inlaw suite or a legal basement suite to help pay off your mortgage. Located just steps away from schools, shopping, and the public library, this home offers unbeatable value. Whether you are looking for your first home, or an investment property, this is a great deal! \*\*Photos are of a similar home, this home is still under construction\*\*

Built in 2025

### Essential Information

MLS® # E4416441

Price \$439,555



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9823 107a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, 9 ft. Basement Ceiling
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 19th, 2024
Days on Market	179
Zoning	Zone 61

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Listing information last updated on June 16th, 2025 at 5:17pm MDT