

## **\$195,000 - 9225 Morinville Drive, Morinville**

MLS® #E4434536

**\$195,000**

3 Bedroom, 2.50 Bathroom, 1,176 sqft

Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

This fully finished 3 bedroom and 3 bathroom townhouse condo is located in a beautiful neighborhood close to schools and shopping, with quick access to CFB Edmonton and St. Albert. This home has 3 large bedrooms and 2 full bathrooms as well as 1 2-piece bathroom. The large kitchen with ample cupboard and pantry space is open concept to the sunken living room with wood burning fireplace. The backyard is fully fenced and private with access to the parking stalls. The basement is fully finished with a large family/recreation room and a 3 piece bathroom. The laundry/utility room has room for extra storage and this completes the basement level. The home also has updated windows, roof shingles and central air conditioning. Located backing onto to Notre Dame School sports fields for easy school access and a private and quiet backyard. Walking distance to the High School and Four Winds School too!

Built in 1977

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4434536  |
| Price      | \$195,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,176             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9225 Morinville Drive |
| Area        | Morinville            |
| Subdivision | Morinville            |
| City        | Morinville            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1J8               |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | No Smoking Home  |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information



|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 62            |
| Zoning         | Zone 61       |
| Condo Fee      | \$380         |



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 July 6th, 2025 at 3:17am MDT