

\$319,900 - 406 Grandin Drive, Morinville

MLS® #E4455848

\$319,900

3 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to 406 Grandin Drive in the heart of Morinville! This beautifully updated home sits on a huge lot with plenty of space & potential to build your dream garage. Featuring 3 bedrms (2 up/1 down) with 2 full bathrms, offering comfort & space. Step inside to discover a renovated kitchen complete with SS appliances, modern finishes & large eating island! Bright & open in the living/dining area. The home boasts many upgrades: fresh paint, brand-new windows, shingles (5yrs), new eaves, new furnace, AC & tankless hot water system, giving you peace of mind for years! The upper level features vinyl flooring & a massive primary suite with an impressive W/I closet. Downstairs, youâ€™ll find a spacious rec room with new carpet, a bright third bedrm, full bath, laundry with new washer & dryer & plenty of storage. Outside, enjoy the O/S yard with deck & endless possibilities for entertaining, gardening, or future garage. Located near schools, parks & local amenities & is move in READY!

Built in 1989

Essential Information

MLS® # E4455848

Price \$319,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	406 Grandin Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J1

Amenities

Amenities	Deck
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 3rd, 2025

Days on Market 6

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 September 9th, 2025 at 7:32am MDT