

## \$390,000 - 8 10500 103 Avenue, Morinville

MLS® #E4457702

**\$390,000**

2 Bedroom, 2.50 Bathroom, 1,106 sqft

Condo / Townhouse on 0.00 Acres

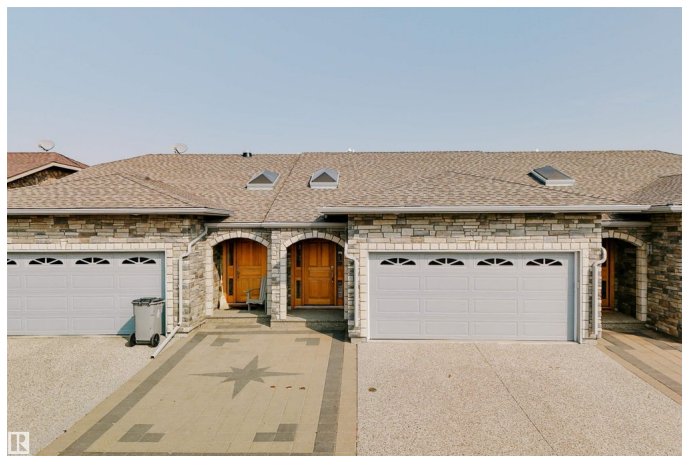
Morinville, Morinville, AB

Welcome to Heritage Village Estates in Morinville. This bright and spacious 2-bedroom, 2.5-bathroom, 45+ walkout bungalow offers comfort and convenience in a fantastic location backing onto a lake. The open-concept main floor features hardwood flooring, a modern kitchen with plenty of counter space, a cozy dining area, and a welcoming living room filled with natural light. Right off the living room is the primary with lake view, 3 pc ensuite and walk in closet. Laundry room and half bath complete the main level. The walkout basement has an additional bedroom, a den, a large rec room, and 3 pc bathroom. Enjoy a private double attached garage and low-maintenance lifestyle close to parks, shopping, and just a short drive to St. Albert or Edmonton. This home is a perfect blend of small-town charm and city accessibility.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457702  |
| Price      | \$390,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,106             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8 10500 103 Avenue |
| Area        | Morinville         |
| Subdivision | Morinville         |
| City        | Morinville         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8R 0E7            |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Walkout Basement |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached                                     |
| Is Waterfront  | Yes                                                        |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stone                                          |
| Exterior Features | Backs Onto Lake, Landscaped, No Back Lane, View Lake |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stone                                          |
| Foundation        | Concrete Perimeter                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 61              |
| Condo Fee      | \$410                |

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 16th, 2025 at 8:32am MDT