# \$209,000 - 9225 Morinville Drive, Morinville

MLS® #E4434536

## \$209,000

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 \$209,000

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

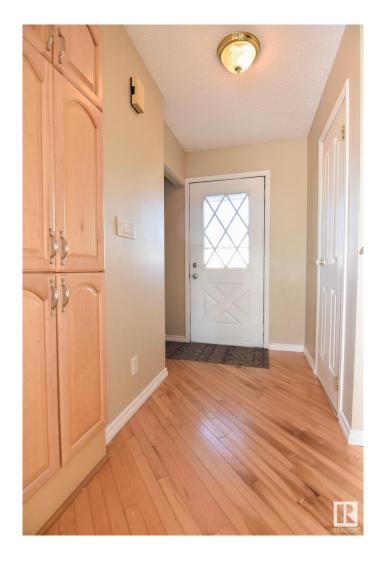
Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **Additional Information**



Date Listed May 5th, 2025

Days on Market 43

Zoning Zone 61

Condo Fee \$380



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