Courtesy Of Mashal Vazir Muhammad Of Exp Realty

$399,555 - 9907 107 Avenue, Morinville

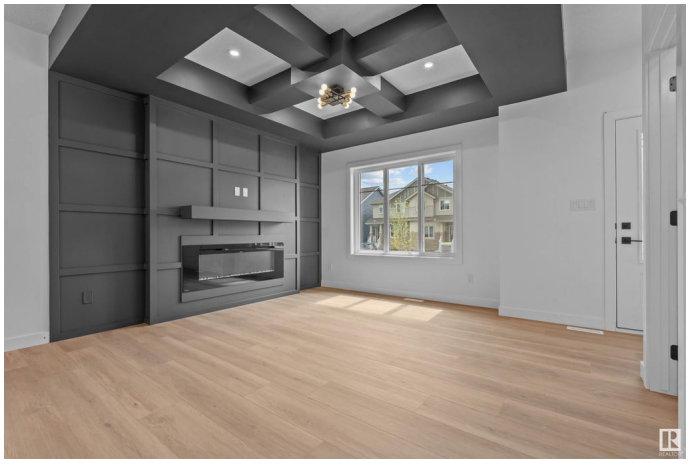
MLS® #E4442489

$399,555
3 Bedroom, 2.50 Bathroom, 1,405 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

THE ONLY UNIT UNIT LEFT FOR 399K, & it's tun-key with landscaping, deck, & all appliances included! Middle unit home w/2-car garage UNDER $400k + NEW GST REBATE APPLIES!! Close to schools, & walking distance to grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize. Featuring 3 Bedrooms, 2.5 bath, M/FLR laundry, basement w/9ft ceilings, primed for a potential 4th bed/bath, & a family room? Upstairs, the spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The 9ft ceiling main floor showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable living room, complete with a custom designed striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options. **NOW MOVE-IN-READY!**

Built in 2024



Essential Information

MLS® #	E4442489
Price	$399,555

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	9907 107 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

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, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 61

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Listing information last updated on June 16th, 2025 at 1:47am MDT