

## \$499,900 - 9709 104ave, Morinville

MLS® #E4432394

**\$499,900**

4 Bedroom, 3.50 Bathroom, 2,151 sqft

Single Family on 0.00 Acres

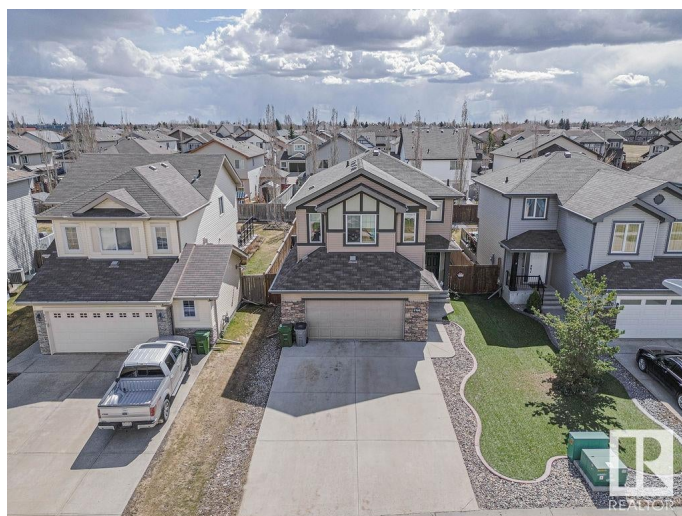
Morinville, Morinville, AB

Immaculate 2-Storey in Morinville! This beautifully upgraded home offers an open-concept main floor with hardwood flooring, a gas fireplace, and a chef's kitchen featuring granite countertops, dark cabinetry, stainless steel appliances, and a corner pantry. Enjoy a bright dining nook with access to a large deck with pergola and 2 gas hookups. Upstairs includes a vaulted bonus room, 3 large bedrooms, a 4-piece bath, and a 5-piece ensuite with soaker tub, shower, and double sinks. The fully finished basement includes an additional bedroom and cozy in-floor heating in the 4-piece bathroom. The double attached garage is insulated, painted, and finished with an epoxy floor. Outside, enjoy a fully fenced, landscaped yard with cement curbing and low-maintenance artificial turf in front. Located in a quiet, family-friendly neighborhood, this home offers style, comfort, and space—perfect for your next chapter!

Built in 2010

### Essential Information

MLS® #	E4432394
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,151
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9709 104ave
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, 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, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 24th, 2025

Days on Market 7

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 May 1st, 2025 at 4:02am MDT