

Courtesy Of Matthew D Barry Of Exp Realty

## **\$409,900 - 405 Grandin Drive, Morinville**

MLS® #E4435967

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Discover this well cared for BUNGALOW in Morinville. The entrance has tile flooring and opens to the formal living/dining room with **HARDWOOD FLOORING**. The living room has a gas fireplace. The eat in kitchen has oak cabinetry, tile flooring, stainless steel appliances, tile back splash, pot/pan drawers and access to the **SOUTH FACING DECK**. There are three main floor bedrooms. The primary suite includes a walk in closet, a three piece ensuite and access to a three season sunroom. The main floor is complete with a guest four piece bathroom. The basement is fully finished with a large family room with gas stove, keeping it cozy, a fourth bedroom, laundry room and a large storage/hobby room. A double attached garage (18'10" x 19'9") completes this property. Upgrades to this home include central air conditioning, furnace (2010), shingles (approx. 2008) and so much more. A great place to call home!

Built in 1992

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4435967  |
| Price      | \$409,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,485                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 405 Grandin Drive |
| Area        | Morinville        |
| Subdivision | Morinville        |
| City        | Morinville        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8R 1J1           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Sunroom, See Remarks |
| Parking   | Double Garage Attached                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025

Days on Market                35

Zoning                            Zone 61

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Listing information last updated on June 16th, 2025 at 3:17pm MDT