

\$399,999 - 9309 106 Avenue, Morinville

MLS® #E4462265

\$399,999

4 Bedroom, 2.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

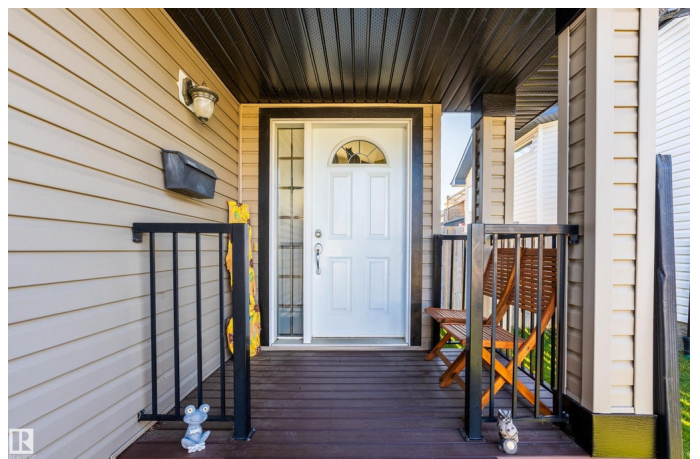
Welcome to this beautiful bi-level perfectly situated in a family-friendly neighborhood just steps from schools, playgrounds & scenic walking trails! Step inside to discover an inviting open-concept main floor featuring vaulted ceilings that create a bright & spacious feel. The kitchen flows seamlessly into the dining area from the living area. 4 piece bathroom & bedroom situated next to living area. The primary bedroom offers a private retreat complete with a walk-in closet & an ensuite featuring a soaker tub & walk-in shower. The fully finished basement is designed for comfort – enjoy cozy family movie nights by the gas fireplace in the generous rec room. The lower level also includes two additional bedrooms & a half bath, providing plenty of space for family or guests. Additional highlights include Air-Conditioning & NEW fridge, washer & dryer. Fully fenced south facing backyard has deck & firepit. This home combines comfort, functionality & an unbeatable location with the whole family in mind.

Built in 2005

Essential Information

MLS® # E4462265

Price \$399,999



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	9309 106 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1T9

Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Morinville Public
Middle	G.H.Primeau
High	M.C.H.S.

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	Zone 61

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Listing information last updated on October 18th, 2025 at 7:32am MDT