# \$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 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 36

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 July 19th, 2025 at 2:17pm MDT