

\$528,000 - 9205 102 Street, Morinville

MLS® #E4422376

\$528,000

4 Bedroom, 3.50 Bathroom, 1,698 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chef's dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. *Photos are representative*

Built in 2025

Essential Information

MLS® # E4422376

Price \$528,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,698 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9205 102 Street |
| Area | Morinville |
| Subdivision | Morinville |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 2R4 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 71 |
| Zoning | Zone 61 |

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