

## \$379,900 - 8703 104 Avenue, Morinville

MLS® #E4438430

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully maintained bi-level home located in the desirable community of Sunshine Lake in Morinville. Situated on a large, landscaped lot, this property features a spacious yard with mature trees, a two-tiered deck—perfect for entertaining—and great curb appeal. Home also includes a above ground pool! Inside, you™ll find 4 bedrooms and 2.5 bathrooms, offering plenty of space for the whole family. The main floor features newer laminate flooring throughout the kitchen, living room, and dining area, creating a bright and modern feel. The fully finished basement includes a large family room, a separate area ideal for a home office, a cozy wood-burning fireplace, a spacious bedroom, and a 3-piece bathroom complete with a sauna—a rare find! Don't miss your chance to own this incredible home in a prime location close to parks, schools, and amenities!

Built in 1990

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438430  |
| Price      | \$379,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8703 104 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1C4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Has Pool       | Yes                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Pool-Above Ground, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Pool Equipment |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Treed Lot |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 23             |
| Zoning         | Zone 61        |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT