

# \$449,900 - 9805 106 Avenue, Morinville

MLS® #E4461559

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,734 sqft  
Single Family on 0.00 Acres

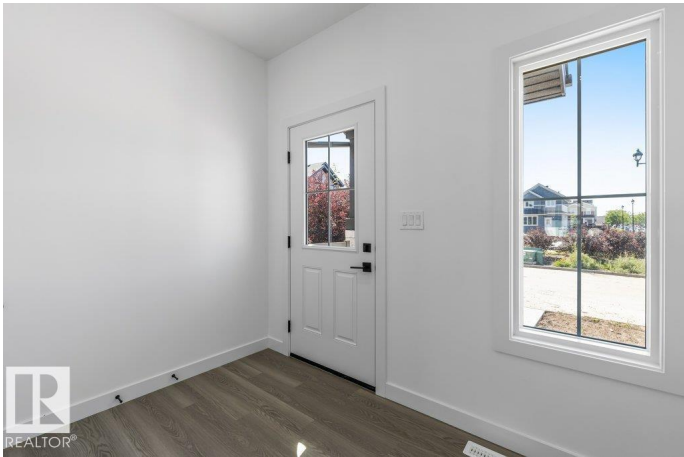
Morinville, Morinville, AB

Discover this stunning brand-new 2-storey home in Morinville offering over 1,700 sq. ft. of thoughtfully designed living space. The main floor boasts a cozy living room, spacious dining area, and kitchen with modern cabinetry & generous storage. A private den, 2-piece bath, storage, and mudroom add convenience and function. Upstairs, the primary retreat features a spa-inspired 4-piece ensuite and walk-in closet. Two additional bedrooms, a 4-piece bath, and a well-appointed laundry room complete the upper level. A rear double concrete parking pad offers plenty of space for future garage potential. With quality finishes throughout, this home blends comfort, style, and practicality—ideal for modern living. Home is at the drywall stage. Color & material selection may still be possible-Act Fast!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461559  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,734     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9805 106 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2P2         |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Parking Pad Cement/Paved                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Flat Site |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| 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 October 16th, 2025 at 8:47am MDT