

## \$439,555 - 9823 107a Avenue, Morinville

MLS® #E4416441

**\$439,555**

3 Bedroom, 2.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Brand New Single Family Home 15 mins to St. Albert! Don't miss out on making this beautiful pre-construction home with a private side entrance to basement yours. This stunning open-concept 2-story home will win you over the moment you step inside with the 9ft ceiling main floor & basement. Offering 3 bedrooms, office space, & 2.5 baths including a full ensuite bath this home provides ample space for your family. Fully upgraded from top to bottom with stunning feature wall running to the ceiling, luxury vinyl plank flooring, quartz counters, floor-ceiling cabinets & main floor laundry for convenience. Don't forget you have a side entrance to your basement for building an inlaw suite or a legal basement suite to help pay off your mortgage. Located just steps away from schools, shopping, and the public library, this home offers unbeatable value. Whether you are looking for your first home, or an investment property, this is a great deal! \*\*Photos are of a similar home, this home is still under construction\*\*

Built in 2025

### Essential Information

MLS® # E4416441

Price \$439,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,688                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9823 107a Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 2P1          |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, 9 ft. Basement Ceiling |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved   |

### 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, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 19th, 2024 |
| Days on Market | 179                 |
| Zoning         | Zone 61             |

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Listing information last updated on June 16th, 2025 at 6:02am MDT