

\$528,000 - 9213 102 Street, Morinville

MLS® #E4435973

\$528,000

4 Bedroom, 3.50 Bathroom, 1,645 sqft
Single Family on 0.00 Acres

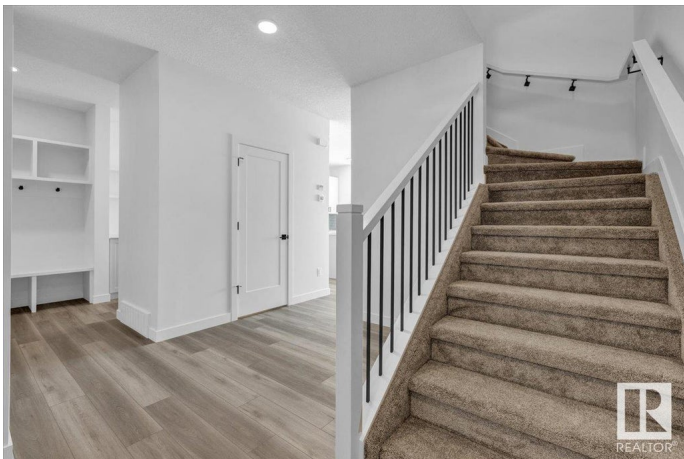
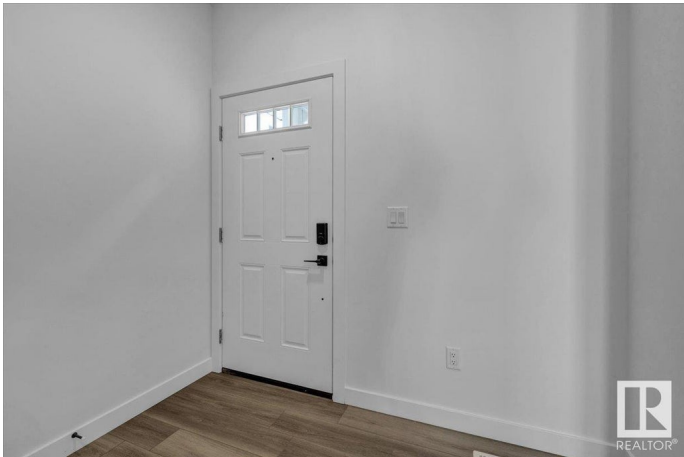
Morinville, Morinville, AB

INVESTOR OPPORTUNITY! LEGAL SUITE INCOME! This modern 2-storey new build offers a double attached garage and a fully legal basement suite—ideal for generating extra income. The main floor welcomes you with an open-concept design featuring a cozy electric fireplace, a sleek kitchen with quartz countertops, an island, a pantry, and stylish cabinetry. Upstairs offers a spacious bonus room, laundry, two bedrooms, and a 4pc bath. The primary suite is a true escape, featuring a walk-in closet and a 5-piece ensuite with dual sinks, a stand-up shower, and a separate soaker tub. The legal basement suite features its own bedroom, kitchen, living area, 4-piece bath, and laundry facilities. Estimated rental income: \$2,200 upstairs / \$1,200 basement.
Photos are representative

Built in 2025

Essential Information

MLS® #	E4435973
Price	\$528,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,645
Acres	0.00



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

Community Information

Address	9213 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 May 12th, 2025

Days on Market 1

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 May 13th, 2025 at 4:32am MDT