

## \$259,999 - 10 9511 102 Avenue, Morinville

MLS® #E4451731

**\$259,999**

3 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

Just Like New – Backing a Park! Welcome to this beautifully maintained 1,324 sq ft townhouse ideally located close to all amenities! This bright and open-concept home features stylish tile and laminate flooring throughout, and a cozy gas fireplace perfect for those chilly winter nights. Patio doors off the living room lead to your private deck – ideal for morning coffee or evening relaxation. The kitchen offers a functional layout with an eating bar and comes fully equipped with all appliances, including a brand new microwave. Fresh paint throughout adds a crisp, modern touch. Upstairs, you'll find a spacious primary suite with a large ensuite, plus two additional junior bedrooms and a well-appointed 4-piece bath. The large front entry, attached single garage, and an unfinished basement ready for your future development add to the home's functionality and value. Backing onto a peaceful park, this home offers the perfect blend of comfort, space, and location. A great place to call home!

Built in 2010

### Essential Information

MLS® # E4451731

Price \$259,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10 9511 102 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C6

### Amenities

Amenities	Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public School
Middle	G.H Primeau
High	Morinville Community High

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 61
Condo Fee	\$336

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