

## \$355,000 - 9826 104 Avenue, Morinville

MLS® #E4461112

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

SPACIOUS 3 Storey townhouse, NO CONDO FEES! Located along a QUIET cul-de-sac it is conveniently located close to amenities. CHARMING curb appeal w/tri DORMER WINDOWS, faux STONE ACCENTS & a yellow CHARACTER door to make it "POP!" Upon entry you are greeted w/options to a staircase going up or walk into the big, BRIGHT living room, perfect for entertaining. A few steps away is a LARGE, maple, ISLAND KITCHEN w/ an EAT IN NOOK, plenty of windows looking into the rear yard & a 2 piece guest bath to top it off. The second floor offers 3 FAMILY FRIENDLY bedrooms w/ a 4 pc bath. A Primary to RELAX in at days end awaits on the 3rd floor! His and hers CLOSETS, dormer windows and an AMPLE full 4pc ensuite complete this PRIVATE space. Downstairs is unfinished and awaits your finishing touch. Play in your FULLY FENCED, landscaped yard w/a nice PATIO area. Keep your cars cozy in the DOUBLE DETACHED GARAGE. NOT A CONDO, space GALORE, beautiful and ready to MOVE IN! See it you'll LOVE this place!

Built in 2008

### Essential Information

MLS® # E4461112

Price \$355,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,507                |
| Acres          | 0.00                 |
| Year Built     | 2008                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9826 104 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 61           |

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