# \$528,000 - 9205 102 Street, Morinville

MLS® #E4422376

## \$528,000

4 Bedroom, 3.50 Bathroom, 1,698 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chef's dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. \*Photos are representative\*

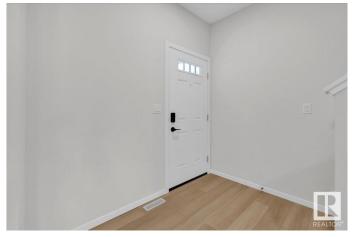
Built in 2025

#### **Essential Information**

MLS® # E4422376 Price \$528,000

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,698 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9205 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 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 February 20th, 2025

Days on Market 58

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 April 19th, 2025 at 8:02am MDT