

## \$240,000 - 46 9511 102 Avenue, Morinville

MLS® #E4429543

**\$240,000**

3 Bedroom, 2.50 Bathroom, 1,231 sqft  
Condo / Townhouse on 0.00 Acres

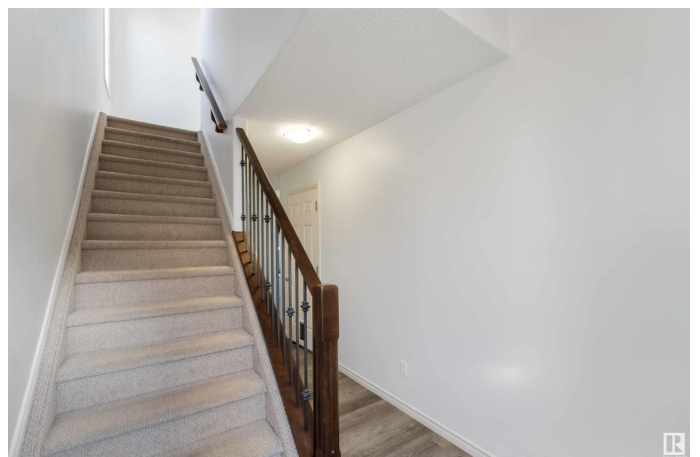
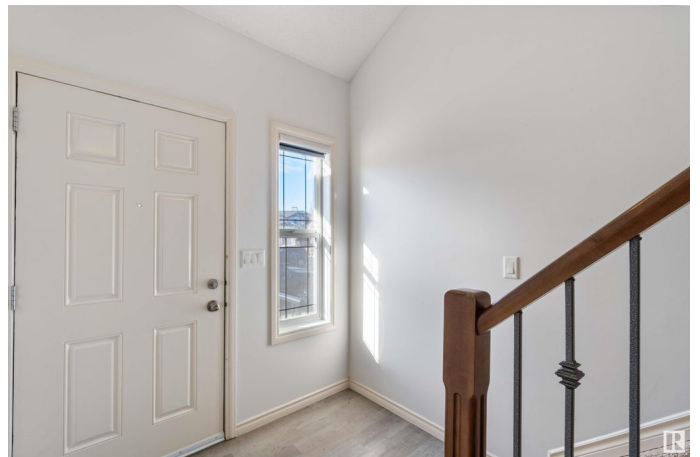
Morinville, Morinville, AB

Welcome to this END UNIT townhouse at Maple Brooke Villas! An affordable, ideal starter home featuring 3 bedrooms and 2 full bathrooms upstairs. The large primary bedroom has vaulted ceilings with a 3pc ensuite and a 4pc bath for the secondary bedrooms. The main floor welcomes you with an open concept floor plan including a 2pc bath, kitchen, living space and the convenience of a gas fireplace. Outside the living area you are greeted with a west-facing, mostly fenced backyard offering ample privacy for those long, summer days. Downstairs is blank canvas to customize as you wish - the ultimate man cave or add a 4th bedroom. Keep your vehicle protected from the elements in the attached garage while your guests park in the adjacent visitor parking. Must be seen in person to fully appreciate!

Built in 2008

### Essential Information

MLS® #	E4429543
Price	\$240,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,231



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 9511 102 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C6

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Vinyl Windows
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 6th, 2025
Days on Market	13
Zoning	Zone 61
Condo Fee	\$336

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 5:32am MDT