

## \$419,900 - 9815 107a Avenue, Morinville

MLS® #E4441773

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,686 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Edgewood in Morinville offers quiet streets, modern homes, and a family-friendly atmosphere. Enjoy small-town charm with easy access to schools, parks, and everyday amenities. This 'Dover-Z' single family home offers the perfect blend of comfort and style. Spanning approx. 1686 SQFT. As you step inside, you'll be greeted by an inviting open concept main floor that seamlessly integrates the living, dining, and kitchen areas + a den. Abundant natural light flowing through large windows highlights the elegant laminate and vinyl flooring, creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find a bonus room & 3 spacious bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with a 4 pc ensuite bathroom for added convenience. PLUS rear SEPARATE ENTRY \*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

### Essential Information

MLS® # E4441773

Price \$419,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9815 107a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R2

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Not Landscaped, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 61

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Listing information last updated on June 16th, 2025 at 6:47am MDT