

## \$419,900 - 9813 107a Avenue, Morinville

MLS® #E4441770

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,657 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. The exquisite 'Deacon-Z' single family home offers the perfect blend of comfort and style. Spanning approx. 1657 SQFT, this home offers a thoughtfully designed layout and modern features. As you step inside, you'll be greeted by an inviting open concept main floor that seamlessly integrates the living, dining, and kitchen areas. 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 an en-suite bathroom for added convenience.

**\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

### Essential Information

MLS® # E4441770

Price \$419,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,657
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9813 107a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R2

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	4
Zoning	Zone 61

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Listing information last updated on June 15th, 2025 at 3:32pm MDT