

## \$279,900 - 9919 102, Morinville

MLS® #E4464895

**\$279,900**

3 Bedroom, 2.50 Bathroom, 1,282 sqft

Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

\*\*\* Magnificent Value in Morinville! \*\*\* If you're searching for an affordable place to call home, look no further Dear Buyer! This is one of the lowest priced units to list in LaRose Crescent in the last year! Perfect for your family (or for an investor looking to capitalize on rising rents) and features three bedrooms upstairs, with a 4pc main bath PLUS walk-in closet AND 4pc private ensuite in the Primary Bedroom. Main floor shows open-concept floor plan, with patio doors to your private deck and fully fenced back yard to keep the kids safe while they play. Convenient attached garage is extra long with space for tools/small workshop/storage as well as keeping your car out of the elements. Big truck? You'll appreciate the private front driveway! Basement is partially finished and makes for a perfect rec room/home theatre! Quick commute to amenities, short drive to schools, and fast access to St. Albert & Edmonton but for a fraction of the price! Low condo fees make owning super affordable. Welcome Home!

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464895  |
| Price    | \$279,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,282             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |            |
|-------------|------------|
| Address     | 9919 102   |
| Area        | Morinville |
| Subdivision | Morinville |
| City        | Morinville |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T8R 1V9    |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Visitor     |
| Parking   | Front Drive Access, Single Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                      |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 6th, 2025  
Days on Market                1  
Zoning                              Zone 61  
Condo Fee                        \$320

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