

## \$489,900 - 8906 107 Avenue, Morinville

MLS® #E4429792

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

WELCOME TO YOUR NEW HOME BACKING ON TO A GREEN SPACE & WALKING TRAIL! fantastic property is located on a Large Corner lot in the quiet subdivision of Sunshine Lake. Close to Parks, schools, & walking trail is this cozy 4 level split that features 4 bedrms, 2 living rms & 3 full baths. The main floor of this stunning home boasts a bright living/dining rm, large eat in kitchen with plenty of cabinets, counter space & windows, beautiful hardwood floors & custom handrails. Upper floor boasts 2 good sized jr. bedrooms, 4 piece bath & a large primary bedroom with a 3pc ensuite. Lower level is home to the 3rd good sized bedrm, 3rd bath/laundry rm, a large family room highlighted with a wood burning fireplace and large windows for loads of natural light. Basement is home to the utility/storage area, plus a large flex room. Outside is a huge fully fenced back yard with shed, multiple gates, large Deck and is beautifully landscaped yard w/raised garden beds. A Double attached garage completes this wonderful home.

Built in 1991

### Essential Information

MLS® # E4429792

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,166                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8906 107 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1C6         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Tub                |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                        |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Notre Dame Elementary |
| Middle     | G.H. Primeau          |
| High       | M.C.H.S.              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 61         |

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Listing information last updated on April 20th, 2025 at 5:02pm MDT