# \$528,000 - 9205 102 Street, Morinville

MLS® #E4422376

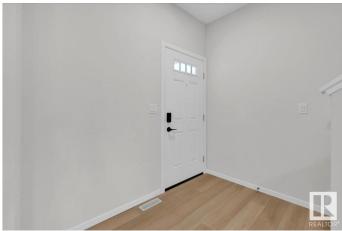
#### \$528,000

4 Bedroom, 3.50 Bathroom, 1,698 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chefâ€<sup>™</sup>s dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. \*Photos are representative\*







Built in 2025

#### **Essential Information**

MLS® #	E4422376
Price	\$528,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,698
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	9205 102 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R4

## Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

# Interior

Interior Features	ensuite bathroom
Appliances	Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby

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

### **Additional Information**

Date ListedFebruary 20th, 2025Days on Market71ZoningZone 61

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Listing information last updated on May 2nd, 2025 at 9:02am MDT