

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$499,900 - 9007 102 Avenue, Morinville**

---

MLS® #E4457053

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Sunshine Estates, Morinville, AB

STUNNING, UPDATED 4 LEVEL SPLIT WITH CENTRAL AIR! This gorgeous home is located in the desirable Sunshine Lake Estates & boasts over 2225 sq.ft of total living space! The stylish entrance opens into a spacious living room with triple-pane windows & beautiful laminate flooring. The bright, oversized kitchen boasts plenty of oak cabinets, granite countertops, stainless steel appliances, & a massive dining area perfect for large gatherings. The lower level offers a Massive family room with a natural gas fireplace, pantry storage, laundry/mudroom, 2pc bath & access to the oversized, heated, double attached garage! Upstairs you'll find 2 spacious junior bedrooms, a lovely main bathroom and a primary bedroom with a walk-in closet & 3-piece ensuite with skylight. The fourth level includes a second family room, cold room, Flex space for a hobby room or 4th bedroom if desired, also ample crawl space storage. Outside enjoy the 2-tier deck with a gas BBQ hookup, a gazebo, and a large, fully fenced, landscaped yard.

Built in 1990

### **Essential Information**

MLS® # E4457053

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9007 102 Avenue
Area	Morinville
Subdivision	Sunshine Estates
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1B5

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### Additional Information

Date Listed	September 10th, 2025
Days on Market	9
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 1:47am MDT