

\$528,000 - 9209 102 Street, Morinville

MLS® #E4422221

\$528,000

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

Morinville, Morinville, AB

This exquisite 2-storey home boasts a double attached garage and a fully legal basement suite. As you step inside, you're greeted by an open-concept design that flows effortlessly from the cozy living room, featuring an electric fireplace, to the contemporary kitchen. The sleek kitchen offers an island, quartz countertops, chic cabinetry, and a convenient pantry for extra storage. Upstairs, you'll find a large bonus room, a laundry area, two bedrooms, and a 4-piece bath. The primary bedroom is your private sanctuary, complete with a luxurious ensuite that includes dual sinks, a stand-up shower, and a separate tub for ultimate relaxation. The basement suite offers even more versatility, with its own bedroom, kitchen, living room, 4-piece bath, and laundry—making it an incredible investment opportunity. Projected revenues are \$1,200/month for the basement and \$2,200/month for the upper level. *Photos are representative*

Built in 2025

Essential Information

MLS® #	E4422221
Price	\$528,000
Bedrooms	4
Bathrooms	3.50



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

Community Information

Address	9209 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 Listed	February 20th, 2025
Days on Market	71
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 May 2nd, 2025 at 6:17pm MDT