

## \$279,900 - 9511 102 Avenue, Morinville

MLS® #E4433386

**\$279,900**

3 Bedroom, 3.50 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

**FANTASTIC FULLY FINISHED END UNIT TOWNHOUSE!** This 2 + 1 bed, 3.5 bath Condo is full of charm. The kitchen boasts gorgeous espresso cabinets, stainless steel appliances & built-in vac with kick dustpan. Upper floor hosts the massive primary bedroom with walk in closet, 3 pc ensuite, space for your office or lounge and large windows. The 2nd large bedroom has a 4pc ensuite as well & large closet. Basement was professionally developed hosting the 3rd bedrm w/full bathroom ensuite making this home three full bath ensuites and 1/2 bath on the main floor. This unit also boasts high quality laminate and vinyl flooring on the main flr with carpeting on the stairs and upper flr & high quality laminate in the basement. Additionally the basement windows have been replaced and upgraded. Other upgrades include a high-efficiency furnace & on-demand hot water, and Back-up sump-pump. This unit is close to the complex exit and also very close to lots of Visitor Parking, schools, shopping, walking trail and CFB Edmonton!

Built in 2010

### Essential Information

MLS® # E4433386

Price \$279,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9511 102 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C6

### Amenities

Amenities	Deck, Exterior Walls- 2"x6"
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Landscaped, Not Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	2
Zoning	Zone 61
Condo Fee	\$336

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Listing information last updated on May 1st, 2025 at 10:47pm MDT