

## \$425,000 - 526 Sunnydale Road, Morinville

MLS® #E4442322

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this well-maintained four level split in the desirable Sunshine Estates of Morinville! This bright and spacious home offers three bedrooms, two bathrooms, and updated finishes including vinyl plank flooring, and vaulted ceilings. The upgraded kitchen provides ample cupboard and counter space, while the dining area is perfect for family meals. With two living rooms, a den, exercise room, laundry, and storage in the basement, there's room for everyone. Enjoy the outdoors on the two-tiered deck overlooking a beautiful backyard. A perfect home for families or anyone who loves to entertain!

Built in 1990

### Essential Information

MLS® #	E4442322
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,266
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status	Active
--------	--------

### Community Information

Address	526 Sunnydale Road
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1B8

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	MPS, Notre Dame
Middle	Four Winds, Primeau
High	SCHS, MCHS

### Additional Information

Date Listed	June 13th, 2025
Days on Market	3

## 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 June 15th, 2025 at 11:47pm MDT