

# \$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	70
Zoning	Zone 61

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Listing information last updated on May 1st, 2025 at 2:33pm MDT