

## \$385,000 - N/A, Morinville

MLS® #E4455061

**\$385,000**

4 Bedroom, 1.50 Bathroom, 1,259 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Sweet SPLIT LEVEL on a CORNER LOT in Morinville! Nice curb appeal w/ a WHITE exterior, VINYL windows throughout and black trim to make it POP! Mature LANDSCAPING & TREES make for a visual treat; the driveway is long for EXTRA PARKING. Inside is warm & INVITING. A BRIGHT living room opens onto the dining room, great for entertaining! Cook in the ISLAND KITCHEN w/ a new BUTCHER BLOCK counter, stainless appliances, timeless SOLID WOOD, raised panel cabinets & lvp wide tile floors, which is also found in the entryway. Upper floor has 3 bedrooms including a Primary w/ a 2 piece ensuite; another full bath services the kids bedrooms. In the basement you'll find an OPEN & airy family room w/ BUILT IN SHELVING for your audio equipment, a 4th bedroom, laundry/utility room & a massive DRY STORAGE area to keep your extra belongings. Park in the large DOUBLE DETACHED GARAGE, it will keep your cars cozy! Lovingly cared for by a great family, move in & enjoy! See it you'll LOVE this place!

Built in 1976

### Essential Information

MLS® #	E4455061
Price	\$385,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	N/A
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1H1

### Amenities

Amenities	Patio, R.V. Storage
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame
Middle	GHP
High	NCHS

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	Zone 61

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Listing information last updated on August 29th, 2025 at 4:32am MDT