# \$505,555 - 9829 107a Avenue, Morinville

MLS® #E4443860

## \$505.555

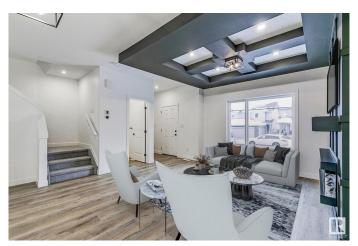
4 Bedroom, 3.50 Bathroom, 1,512 sqft Single Family on 0.00 Acres

Champagne, Morinville, AB

BRAND NEW Single Family Home with Legal Suite! 15 mins to St.Albert & mins away from school, park & grocery stores, this beautiful custom designed home has it all! Upon entrance, you have a huge window inviting a ton of natural light into your gorgeous living RM which offer a stunning feature wall & beautifully decorated ceiling & fireplace. The large dining area can easily accommodate a large family. The corner "L-Shaped" kitchen come w/floor-ceiling cabinets, quartz countertops & a good-sized kitchen island. The main floor is completed w/a spacious laundry room, a powder room & SIDE ENTRANCE to your 1 bed/1bath, LEGAL BASEMENT suite! Upstairs offers office space, a large primary bed w/custom designed feature wall, huge W/I closet w/drawers, & a full en-suite + 2 additional BDRMS & 2nd full bath for the kids/guests + office space (4 Beds, 3.5 Bath total). This beautiful home is perfect for a growing family or a great investment home! \*Photos are of similar home, some colors/finishing may differ\*







Built in 2025

# **Essential Information**

MLS® # E4443860 Price \$505,555 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,512

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 9829 107a Avenue

Area Morinville

Subdivision Champagne

City Morinville
County ALBERTA

Province AB

Postal Code T8R 2P2

#### **Amenities**

Amenities Detectors Smoke, Hot Water Natural Gas

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 28

Zoning Zone 61

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Listing information last updated on July 18th, 2025 at 10:32am MDT