# \$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 laundryâ€"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**

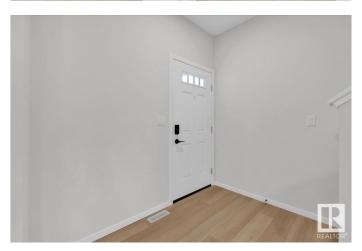
MLS® # E4422221 Price \$528,000

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 77

Zoning Zone 61

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