

## \$439,555 - 9825 107a Avenue, Morinville

MLS® #E4446739

**\$439,555**

3 Bedroom, 2.50 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Champagne, Morinville, AB

BRAND NEW Single Family Home \$439K! 15 mins to St.Albert & mins away from school, park & grocery stores, this beautiful custom designed show home is MOVE-IN-READY!

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 + 3D 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 size kitchen island. The main floor is completed w/a spacious laundry room, a powder room & SIDE ENTRANCE to your unspoiled potential LEGAL BASEMENT suite? Upstairs offers office space, a good size master bedroom 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 (3 Beds, 2.5 Bath total). This beautiful home is perfect for a growing family or a great investment home! \*Some photos are virtually staged\*

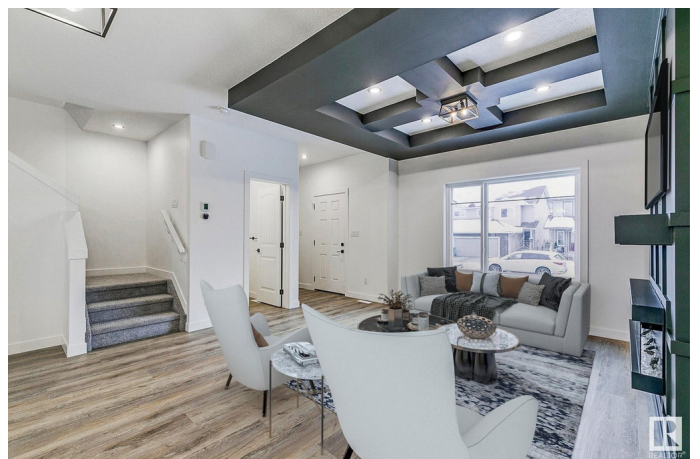
Built in 2025

### Essential Information

MLS® # E4446739

Price \$439,555

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9825 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	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### 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	July 9th, 2025
Days on Market	2
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 July 11th, 2025 at 4:18pm MDT