

## \$429,900 - 9708 Morinville Drive, Morinville

MLS® #E4438907

**\$429,900**

4 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This 4 Bedroom spacious bungalow sits on a large, fully landscaped lot with a generous backyard featuring mature trees, shrubs, and storage sheds. Inside, the home boasts updated bathrooms throughout, including a beautifully upgraded ensuite with modern finishes, and a primary bedroom complete with a walk-in closet. Recent improvements include newer siding with added 1" exterior wall insulation, updated windows, vinyl flooring, interior doors, furnace, and hot water tank. Additional features include a cozy electric fireplace, large cedar deck, and a security system installed. The standout feature is the oversized 27' x 25' detached garage with 10' ceilings, two insulated 8'™ overhead doors, and 220V wiring perfect for a workshop, hobby space, or extra storage. This move-in-ready home offers tasteful upgrades, exceptional garage space, and ample outdoor room to enjoy.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438907  |
| Price      | \$429,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,203                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 9708 Morinville Drive |
| Area        | Morinville            |
| Subdivision | Morinville            |
| City        | Morinville            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1J2               |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | MPS, Notre Dame     |
| Middle     | Primeau, Four Winds |
| High       | SCHS, MCHS          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 61        |

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Listing information last updated on June 16th, 2025 at 8:17pm MDT