

\$419,900 - 9815 107a Avenue, Morinville

MLS® #E4441773

\$419,900

3 Bedroom, 2.50 Bathroom, 1,686 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Edgewood in Morinville offers quiet streets, modern homes, and a family-friendly atmosphere. Enjoy small-town charm with easy access to schools, parks, and everyday amenities. This 'Dover-Z' single family home offers the perfect blend of comfort and style. Spanning approx. 1686 SQFT. As you step inside, you'll be greeted by an inviting open concept main floor that seamlessly integrates the living, dining, and kitchen areas + a den. Abundant natural light flowing through large windows highlights the elegant laminate and vinyl flooring, creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find a bonus room & 3 spacious bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with a 4 pc ensuite bathroom for added convenience. PLUS rear SEPARATE ENTRY **PLEASE NOTE** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

Essential Information

MLS® # E4441773

Price \$419,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,686 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9815 107a Avenue |
| Area | Morinville |
| Subdivision | Morinville |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 2R2 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Deck |
| Parking Spaces | 2 |
| Parking | Parking Pad Cement/Paved |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Not Fenced, Not Landscaped, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 61 |

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Listing information last updated on June 25th, 2025 at 11:17pm MDT