

## \$419,900 - 405 Grandin Drive, Morinville

MLS® #E4460675

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully maintained bungalow, offering a blend of comfort, functionality, and charm. As you step inside, youâ€™ll be greeted by gleaming hardwood floors and tile throughout, complemented by large windows that fill the home with natural light. The inviting living area features a cozy gas fireplace and flows seamlessly into the open kitchenâ€”perfect for everyday living and entertaining. The main floor hosts three spacious bedrooms, including a primary suite with a private 3-piece ensuite and direct access to a sunroomâ€”an ideal spot to relax and enjoy your morning coffee. A well-appointed 4-piece main bathroom adds to the homeâ€™s convenience. The lower level extends the living space with a generous family room, a gas stove for added warmth, a laundry room, and a fourth bedroomâ€”perfect for guests, teens, or a home office. Whether youâ€™re a first-time buyer or looking for a family-friendly home, this property offers a wonderful opportunity to settle into a bright and welcoming space.

Built in 1992

### Essential Information

MLS® # E4460675

Price \$419,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,481                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 405 Grandin Drive |
| Area        | Morinville        |
| Subdivision | Morinville        |
| City        | Morinville        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8R 1J1           |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Deck, Sunroom, See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Mantel, Tile Surround                                                                              |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 61           |

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Listing information last updated on October 13th, 2025 at 9:02pm MDT