\$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

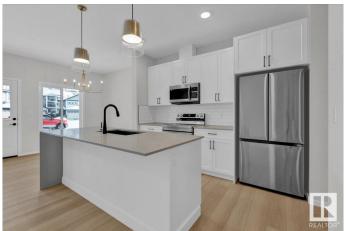
Essential Information

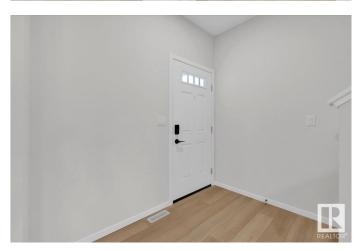
MLS® # E4422221 Price \$528,000

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 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 58

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 April 19th, 2025 at 2:02pm MDT