

## \$449,900 - 9708 Morinville Drive, Morinville

MLS® #E4438907

**\$449,900**

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	\$449,900
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	11
Zoning	Zone 61

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