

## \$399,900 - 9208 Morinville Drive, Morinville

MLS® #E4439054

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome home to the community of Morinville! This beautifully renovated 3+1 bedroom (air conditioned!) bungalow boasts a modern, open-concept layout with sunken second living room or dining room space and boasts an updated kitchen featuring stainless steel appliances (gas stove!), fresh paint, and ample cabinetry—perfect for culinary enthusiasts. The refreshed main bathroom provides a spa-like retreat with contemporary fixtures and finishes. Spacious primary bedroom is complete with two piece ensuite. Two additional bedrooms, front living room (your plants will grow here!) completes the main floor. Lower level boasts great media area, bedroom, ample storage and full bath. Love to tinker? Have a RV? The 25X23 heated garage with side RV parking is an ideal space for the husband who loves to tinker (220 power!) ensuring he has all the space he needs for projects. Nestled on a massive corner lot, this property offers a beautiful outdoor space perfect for relaxation or gardening. Get in here!

Built in 1977

### Essential Information

MLS® # E4439054

Price \$399,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9208 Morinville Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J7

### Amenities

Amenities	Air Conditioner, See Remarks
Parking Spaces	3
Parking	Double Garage Detached, Heated, Over Sized, RV Parking, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Environmental Reserve, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	11
Zoning	Zone 61

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Listing information last updated on June 8th, 2025 at 2:02pm MDT