

\$519,000 - 120 Houle Drive, Morinville

MLS® #E4441146

\$519,000

5 Bedroom, 3.00 Bathroom, 2,766 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful bi-level in Morinville! Featuring 5 bedrooms and 3 full baths, a **SECOND KITCHEN**, separate laundry and entrance. The main floor is open concept with a bright kitchen, large living space and lots of natural light looking over the backyard. Two spacious bedrooms and a full 4pce bath complete the main floor. Upstairs is the huge Primary suite featuring a cozy office nook perfect for working from home, a 4pce ensuite and walk-in closet. The basement is self contained with 2 bedrooms, a 4pce bath, kitchen and living room. Outside your **PRIVATE**, fully fenced yard is perfect for entertaining or evening bbq's. Additional luxuries are **IN-FLOOR** heating throughout (including garage!) and a new on-demand hot water system. Tucked away on a quiet street, yet close enough to walk to amenities, go fishing, and quick access to St. Albert and Edmonton.

Built in 2015

Essential Information

MLS® #	E4441146
Price	\$519,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	2,766
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	120 Houle Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E1

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 7th, 2025
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Days on Market 9

Zoning Zone 61

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Listing information last updated on June 16th, 2025 at 2:17pm MDT