

## \$259,999 - 10 9511 102 Avenue, Morinville

MLS® #E4451731

**\$259,999**

3 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

Just Like New – Backing a Park! Welcome to this beautifully maintained 1,324 sq ft townhouse ideally located close to all amenities! This bright and open-concept home features stylish tile and laminate flooring throughout, and a cozy gas fireplace perfect for those chilly winter nights. Patio doors off the living room lead to your private deck – ideal for morning coffee or evening relaxation. The kitchen offers a functional layout with an eating bar and comes fully equipped with all appliances, including a brand new microwave. Fresh paint throughout adds a crisp, modern touch. Upstairs, you'll find a spacious primary suite with a large ensuite, plus two additional junior bedrooms and a well-appointed 4-piece bath. The large front entry, attached single garage, and an unfinished basement ready for your future development add to the home's functionality and value. Backing onto a peaceful park, this home offers the perfect blend of comfort, space, and location. A great place to call home!

Built in 2010

### Essential Information

MLS® # E4451731

Price \$259,999



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 9511 102 Avenue |
| Area        | Morinville         |
| Subdivision | Morinville         |
| City        | Morinville         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8R 0C6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Morinville Public School  |
| Middle     | G.H Primeau               |
| High       | Morinville Community High |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 61          |
| Condo Fee      | \$336            |

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Listing information last updated on August 20th, 2025 at 3:17am MDT