

# \$528,000 - 9209 102 Street, Morinville

MLS® #E4422221

**\$528,000**

4 Bedroom, 3.50 Bathroom, 1,678 sqft  
Single Family on 0.00 Acres

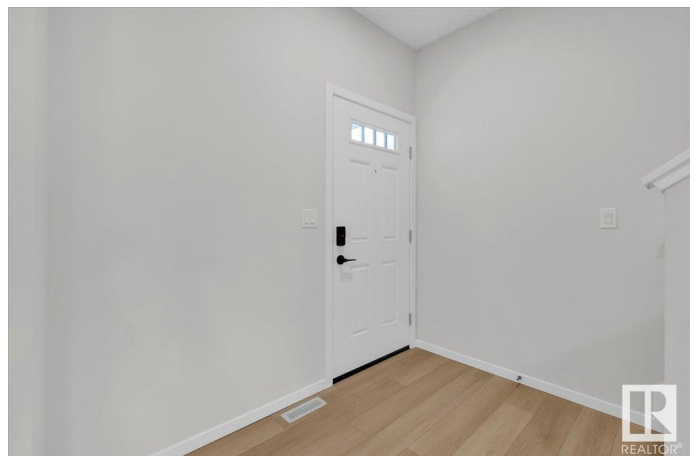
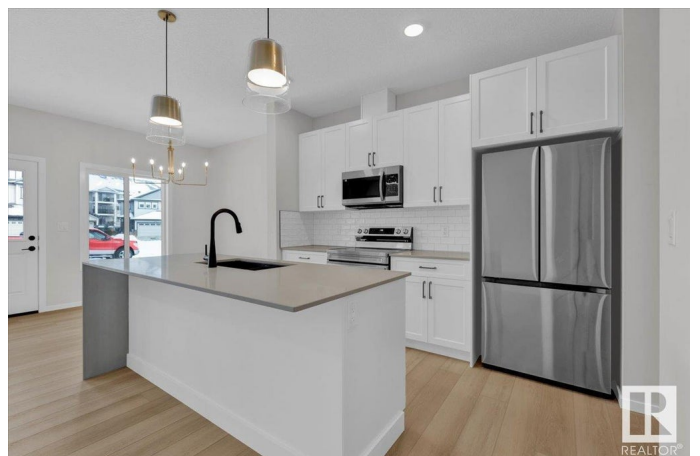
Morinville, Morinville, AB

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 laundry—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	1,678
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 47

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 8th, 2025 at 7:02pm MDT