

# \$529,900 - 9225 102 Street, Morinville

MLS® #E4448783

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,890 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to your dream home in Westwinds, Morinville! This stunning 1,890 sq ft two-story single-family residence offers the perfect blend of modern comfort and convenience, just a short drive from St. Albert. As you step inside, you'll be greeted by an inviting open-concept main floor featuring a spacious kitchen with a large island and a walk-through pantry—ideal for entertaining or family gatherings. The walkout basement offers endless possibilities, from creating a cozy retreat to a recreational haven. Upstairs, discover a bonus room perfect for movie nights or a home office, along with three generously sized bedrooms. The primary suite is a luxurious retreat with a double vanity ensuite, a private water closet, and a spacious walk-in closet. Two additional bedrooms and 2.5 baths ensure plenty of room for everyone. With a double attached garage, this home combines practicality with style.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448783  |
| Price      | \$529,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,890                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9225 102 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1A0         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Brick, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 15              |

Zoning

Zone 61

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Listing information last updated on August 3rd, 2025 at 12:17am MDT