

## **\$369,900 - 9009 102 Avenue, Morinville**

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MLS® #E4459925

**\$369,900**

4 Bedroom, 2.00 Bathroom, 849 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**DON'T MISS SEEING THIS ONE!** 4 level back split home located in the desirable Sunshine Lake Estates. This lovely home features 3+1 bedrooms, 2 full baths, double detached garage & within walking distance to all 3 levels of school! The open concept main floor is perfect for entertaining & boasts a living room, dining area & renovated kitchen highlighting the updated maple cabinets, counter tops, backsplash, some lighting, plus a large center island for additional counter space. The upper level features a full 4pc bath & 2 good sized Jr. bedrooms & the primary bedroom. The lower level is highlighted by a large family room with warm laminate flooring, big windows & can be used as an additional bedroom if desired. Finally, the basement offers the 3rd bedroom with a large double door closet, 3pc bath and laundry room & storage area. A double detached garage & fully fenced yard completes the package. An excellent opportunity to grab an affordable property in a great neighborhood!

Built in 1983

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4459925  |
| Price    | \$369,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Back Split             |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9009 102 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1B5         |

### Amenities

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

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 4                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |              |
|------------|--------------|
| Elementary | Notre Dame   |
| Middle     | G.H. Primeau |
| High       | M.C.H.S      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 11                   |
| Zoning         | Zone 61              |

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Listing information last updated on October 5th, 2025 at 2:32pm MDT