

## \$419,900 - 405 Grandin Drive, Morinville

MLS® #E4460675

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully maintained bungalow, offering a blend of comfort, functionality, and charm. As you step inside, youâ€™ll be greeted by gleaming hardwood floors and tile throughout, complemented by large windows that fill the home with natural light. The inviting living area features a cozy gas fireplace and flows seamlessly into the open kitchenâ€”perfect for everyday living and entertaining. The main floor hosts three spacious bedrooms, including a primary suite with a private 3-piece ensuite and direct access to a sunroomâ€”an ideal spot to relax and enjoy your morning coffee. A well-appointed 4-piece main bathroom adds to the homeâ€™s convenience. The lower level extends the living space with a generous family room, a gas stove for added warmth, a laundry room, and a fourth bedroomâ€”perfect for guests, teens, or a home office. Whether youâ€™re a first-time buyer or looking for a family-friendly home, this property offers a wonderful opportunity to settle into a bright and welcoming space.

Built in 1992

### Essential Information

MLS® # E4460675

Price \$419,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	405 Grandin Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J1

### Amenities

Amenities	Deck, Sunroom, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 3rd, 2025
Days on Market	2
Zoning	Zone 61

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