

# \$528,000 - 9205 102 Street, Morinville

MLS® #E4422376

**\$528,000**

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

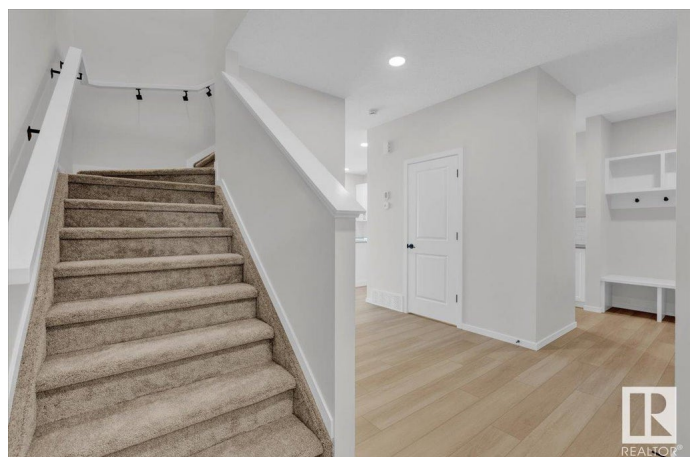
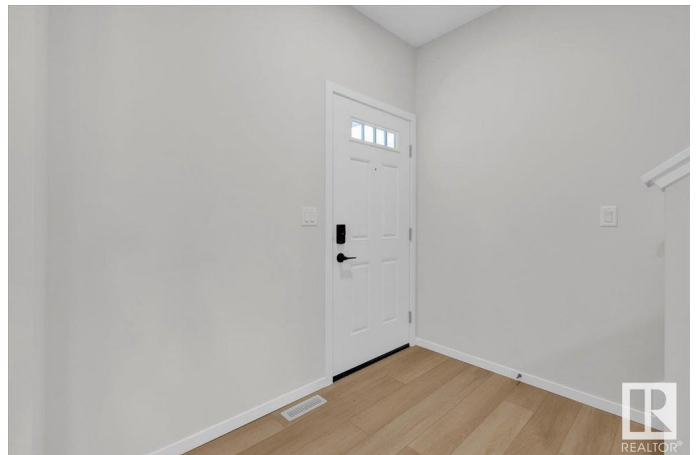
Morinville, Morinville, AB

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chef's dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. \*Photos are representative\*

Built in 2025

## Essential Information

MLS® #	E4422376
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	9205 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 42  
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 3rd, 2025 at 4:02pm MDT