

## \$419,900 - 9809 95 Avenue, Morinville

MLS® #E4425415

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This beautifully 1203 sq ft bungalow has been taken down to the studs and fully upgraded with modern comfort in mind. The open-concept kitchen is a dream, featuring quartz countertops, a granite inset sink, high-end appliances, and custom storage in every drawer. Large windows and a skylight fill the space with natural light, complementing the seamless flow into the dining and living areas. New laminate flooring extends throughout, leading to three spacious bedrooms and a stunning full bathroom with a stand-alone tub. The fully finished basement offers a large recreation room, an additional bedroom, a full bathroom, and a separate entrance for future rental potential. Major upgrades include a newer double garage, furnace, hot water tank, shingles, fencing, windows, insulation, and a smart thermostat. Situated on a large lot backing onto green space, this home offers luxury, style, and incredible value!

Built in 1978

### Essential Information

MLS® #	E4425415
Price	\$419,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9809 95 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1H3

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Parking-Extra, Skylight, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 61

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