



## 8601 106A Avenue Morinville AB

\$329,900

SO MUCH POTENTIAL! This ORIGINAL OWNER 3 bed, 2.5 bath bi-level offers incredible opportunity with its spacious layout and MASSIVE YARD. The main level welcomes you with a bright, open living area featuring a large window that lets in an abundance of natural light. The kitchen is generously sized, providing ample counter space, cabinet storage, and a GAS STOVE--perfect for those who love to cook. The primary bedroom includes a convenient 2pc ensuite, while a second bedroom, 4pc bathroom, and MAIN FLOOR LAUNDRY complete this level. The FINISHED BASEMENT features a cozy recreation area with plush carpeting, a 3rd bedroom, a 3pc bathroom, and cold storage. With a SINGLE ATTACHED GARAGE and newer windows, this home has all the essentials and then some. Located on a quiet street, next to an open field, and within walking distance to the Morinville Leisure Centre, it's ideal for first-time home buyers looking for a fantastic deal!

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

evan@rivervalleyrealty.ca  
<https://rivervalleyrealty.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net