



## 9501 81 Avenue Morinville AB

\$414,900

Fully finished, 5 bdrm 3 bath bi-level located in the quiet neighbourhood of south glens. Open main level with vaulted ceilings, cute kitchen with raised eating bar, cozy fireplace in living room. 2 bdrms & 4 pc bath on main. Primary on upper level, offers 4-pc bath w/soaker tub. 2 more bdrms in bsmt. New shingles/laminate flooring installed 2021. Deck re-stained in 2023. Featuring a/c, central vac, & extra wide heated dbl garage. Playground a short walk out the front door! Parents will appreciate the school bus pick up is right in front of their house. Just minutes from this house is Cartif Park, where you'll find an 18 hole golf course, restaurant, driving range, playground, stocked fishpond, covered bbq area. Morinville offers a massive new rec centre, off-leash dog park, fishing, paddle boarding, walking trails, farmers market, splash park, community center-free movies/events for kids such as Christmas parties, snowman festival, pond hockey tournaments. 10 minutes from St. Albert, 20 min to Edmonton.

Listing Presented By:



Originally Listed by:  
Exp Realty

adrienne.carlton@exprealty.com  
<http://www.yegrealestateforsale.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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