



9808 107 Avenue Morinville AB

\$414,555

Brand new half duplex, just 15 minutes to St. Albert Costco & minutes from TWO schools! This beautifully upgraded single family home offers 3 beds, 2.5 baths, a double detached garage w/long garage pad, & a SIDE ENTRANCE to an unspoiled basement with 9 ft ceilings—perfect for a potential in-law or legal suite. With NO CONDO FEES/STRATA FEES, this home is ideal for first-time buyers or investors. The spacious primary bedroom features an ensuite and walk-in closet w/built-in cabinets, while two additional bedrooms share a second full bath. The main floor boasts an open concept kitchen w/quartz countertops, luxury vinyl plank flooring, floor-to-ceiling cabinets, a powder room, & a cozy living room w/a stunning feature wall & electric fireplace. Close to parks, grocery stores, and restaurants- make this yours before it's gone! **Photos of a similar home. The exact home is still under construction, some features may differ & some photos have been virtually staged**

Listing Presented By:



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