



## 9822 107 Avenue Morinville AB

\$359,900

Exceptional opportunity to own a single-family home w/2-car garage UNDER \$360K! Located just mins away from 2 schools, grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize. Featuring 3Beds, 2.5baths, M/FLR laundry, & a convenient side entrance to basement w/ 9 ft ceilings, primed for a potential legal basement suite, this home offers both versatility & potential. The spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The main floor showcases an open-concept kitchen w/ floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable living room, complete with a striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options.\*Photos of similar home/some virtually staged.

Listing Presented By:



Originally Listed by:  
Exp Realty

[info@mashahomes.com](mailto:info@mashahomes.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)