



## Morinville Alberta

\$559,000

This air-conditioned and impeccably maintained 4 bed / 3.5 bath home with a double attached garage is a must-see! A flexible den off the front entry adds valuable living space and welcomes you into the open-concept main floor with hardwood flooring throughout. Enjoy cooking in your spacious kitchen with upgraded granite countertops, stainless steel appliances, a pantry, and ample cabinetry. Relax with the family in your living room featuring large windows and a gas fireplace. Your primary suite offers a 5-piece ensuite with double vanity, soaker tub, separate shower, and walk-in closet. The oversized bonus room, laundry, 4-piece main bath, and 2 additional bedrooms complete the upper level. In the fully finished basement, you'll find a 4th bedroom, 4-piece bathroom, and ample flex space ideal for a growing family. Spend long summer nights on your covered deck with a gas line for the BBQ, overlooking your yard complete with storage shed and brick fire pit. Ideally located steps from schools & playgrounds! (id:6769)

Bedroom 4 5.3 m X 3.27 m  
Recreation room 5.35 m X 4.19 m  
Utility room 3.61 m X 2.81 m  
Living room 5.32 m X 5.4 m  
Dining room 3.81 m X 2.62 m  
Kitchen 4.07 m X 3.81 m

Den 3.7 m X 3.21 m  
Family room 4.86 m X 4.74 m  
Primary Bedroom 4.26 m X 3.94 m  
Bedroom 2 4.29 m X 2.91 m  
Bedroom 3 4.27 m X 2.85 m

Listing Presented By:



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