



## Morinville Alberta

\$333,000

The SWEETEST 1.5 Storey in Morinville! CHARMING curb appeal, perfect property for a small family. Inside is so WARM & INVITING w/hard surface flooring & an inspiring palette. Cook in the UPGRADED L- shaped kitchen w/ STAINLESS appliances & MODERN shaker style cabinets. The OPEN MAIN FLOOR gives way to the dining & living room complete w/a WOOD BURNING fireplace, perfect for entertaining. The bedroom is large & BRIGHT; you'll love the upgraded 4 piece w/a CLAWFOOT TUB to indulge at days end. A rare for this VINTAGE mudroom is perfect for shoes & coats, it leads to the DECK, morning coffee & BBQ's are yours to enjoy! Play in the FULLY FENCED yard or tinker in the OVERSIZED DOUBLE garage. Upper floor features 2 generous bedrooms each w/a hip styled ceiling feature for that VINTAGE CHARACTER you desire. Basement is FINISHED w/a rec room for movie nights, extra bedroom, a utility area w/ EXTRA STORAGE space, plus a lovely LAUNDRY AREA complete w/a 2 piece bath for convenience! See it you'll LOVE this place! (id:6769)

Bedroom 4 2.84 m X 3.61 m

Recreation room 5.67 m X 3.21 m

Utility room 2.2 m X 1.12 m

Storage 1.3 m X 3.38 m

Living room 3.6 m X 3.3 m

Dining room 3.73 m X 1.62 m

Kitchen 4.65 m X 2.46 m

Bedroom 2 3.66 m X 2.97 m

Mud room 2.37 m X 2.24 m

Primary Bedroom 3.4 m X 4.31 m

Bedroom 3 3.03 m X 4.31 m

Listing Presented By:



Originally Listed by:  
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