



## Morinville Alberta

\$485,000

Located just minutes from St. Albert, this stunning 4-bedroom, 2.5-bath home offers over 1,600 sq ft of modern living space in the desirable community of Morinville. Built by Alves Construction, this home features an open-concept layout perfect for entertaining and everyday living. The main floor offers a bright, spacious living area with an electric fireplace and a stylish, functional kitchen designed for convenience and comfort. Upstairs, the primary bedroom provides a private retreat complete with a beautifully finished ensuite and walk-in closet. Two additional junior bedrooms and a full 4-piece bathroom complete the upper level. The basement includes a partially finished bedroom and remains a blank canvas--ready for your personal touch. Outside, you'll love the heated and insulated detached double garage, plus back-lane access for added convenience. Additional features include central air conditioning, Window Coverings plus 6 appliances which includes a gas stove (id:6769)

Bedroom 4 3.5 m X 5.25 m

Living room 4.5 m X 4.56 m

Dining room 5.05 m X 3.62 m

Kitchen 4.09 m X 3.69 m

Primary Bedroom 3.19 m X 4.09 m

Bedroom 2 2.83 m X 3.71 m

Bedroom 3 2.85 m X 2.86 m

Bonus Room 3.3 m X 3.12 m

Listing Presented By:



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