



FRONT ELEVATION

## Morinville Alberta

\$599,900

Step into your future home—where modern style meets thoughtful functionality. This beautiful new build offers 3 bedrooms + a den & 3 FULL bathrooms w/ 9ft ceilings throughout. The main floor showcases a flexible den paired with a convenient 3-piece bathroom. At the center of the home is an open-concept kitchen featuring quartz countertops & a large island that flows effortlessly into the dining area & living room—ideal for both entertaining & daily living. The living room stands out with soaring vaulted ceilings & a sleek electric fireplace, creating an inviting space. Upstairs includes a spacious bonus room, upper-floor laundry, two additional bedrooms, & a 4-piece bathroom. The primary suite serves as a private retreat with a walk-in closet & a luxurious 5-piece ensuite. The unfinished basement includes a separate entrance—perfect for potential rental income, multigenerational living, or future development tailored to your needs. Conveniently located just steps from walking trails, schools, and parks. (id:6769)

Living room 3.41 m X 4.75 m

Dining room 3.99 m X 2.87 m

Kitchen 3.72 m X 2.56 m

Den 3.35 m X 2.74 m

Primary Bedroom 4.15 m X 4.57 m

Bedroom 2 3.17 m X 3.05 m

Bedroom 3 2.87 m X 3.96 m

Bonus Room 4.69 m X 3.6 m

Laundry room 2.01 m X 1.68 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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