



FRONT ELEVATION

## Morinville Alberta

\$599,900

Welcome to your future home--with 9ft ceilings throughout. This stunning new build w/ 3 bedrooms + den & 3 FULL bathrooms. The main floor features a versatile den alongside a convenient 3-piece bathroom. The heart of the home is the open-concept kitchen, complete with quartz countertops & large island that seamlessly overlooks the dining area & living room, making it perfect for entertaining or everyday living. The living room is truly a showstopper, highlighted by soaring vaulted ceilings & an elegant electric fireplace that creates a warm and inviting atmosphere. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, 2 junior bedrooms & a 4-piece bathroom. The primary suite is a private retreat, complete with a walk-in closet & a luxurious 5-piece ensuite. The unfinished basement offers a separate entrance--perfect for future rental income, multigenerational living, or additional customized living space to suit your needs. Located steps from walking trails, schools & park. (id:6769)

Living room 3.41 m X 4.75 m  
 Dining room 3.99 m X 2.86 m  
 Kitchen 3.72 m X 2.56 m  
 Den 3.34 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 3.66 m  
 Bonus Room 4.69 m X 3.6 m  
 Laundry room 2.01 m X 1.71 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate



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