



## Morinville Alberta

\$499,000

Amazing Location in Sunshine Estates! Welcome to this charming 1,963 sq ft Cape Cod-style home situated on a spacious corner lot—perfect for future RV parking! With 4 large bedrooms upstairs & 2.5 bathrooms, this home offers room for the whole family. The main floor features a beautiful newly renovated kitchen w/modern white cabinetry, a sunken family room, formal dining area, & a bright living room w/hardwood floors. A convenient half bath completes the level. Step through the patio doors to your private backyard oasis, complete w/concrete patio, pergola and a storage shed. Upstairs, you'll find four bedrooms & full bathroom. The primary suite includes double closets & 3-piece ensuite. The fully finished basement includes a laundry/utility room, spacious family room, and ample storage. Additional features include a double attached garage with man door to the backyard, air conditioning, newer upper-level windows, vinyl siding, and shingles. This well-maintained home in a desirable neighborhood!! (id:6769)

Recreation room 3.49 m X 7.55 m

Living room 3.94 m X 4.19 m

Dining room 3.23 m X 3.74 m

Kitchen 2.88 m X 3.85 m

Family room 3.96 m X 4.9 m

Breakfast 2.88 m X 2.32 m

Primary Bedroom 5.15 m X 5.09 m

Bedroom 2 2.79 m X 3.39 m

Bedroom 3 3.84 m X 2.93 m

Bedroom 4 5.16 m X 4.91 m

Listing Presented By:



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