



## Morinville Alberta

\$350,000

Don't miss out on this 4 bed / 2 bath bungalow with numerous renovations over the years. Located on a quiet street in a mature neighbourhood with no homes behind, make this a perfect setting. The bright and open great room leads to the dining area & kitchen with an oversized window looking into the south facing back yard. Three good sized bedrooms and 4 pc main bath complete the main level. A convenient extra sink in the primary bedroom makes getting ready for the day a little easier. The recently developed basement features a bedroom, 3 pc bath, laundry area, flex room, family room, and plenty of storage. Upgrades over the years include main floor paint, laminate flooring & hot water tank (2018), shingles & fence (2016), S/S appliances (2019), and new cement walkway. The spacious, private backyard with a deck and add'l gazebo is great for entertaining, wonderful family times or just letting the kids run & play. (id:6769)

Bedroom 4 3.31 m X 2.38 m

Office 3.29 m X 3.38 m

Laundry room 4.91 m X 2.93 m

Recreation room 6.53 m X 5.32 m

Storage 1.76 m X 1.86 m

Storage 3.4 m X 2.98 m

Utility room 1.61 m X 1.58 m

Living room 6.69 m X 3.86 m

Dining room Measurements not available

Kitchen 3.45 m X 3.88 m

Primary Bedroom 3.35 m X 3.65 m

Bedroom 2 2.6 m X 3.51 m

Bedroom 3 3.63 m X 2.43 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.davelinklater.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.