



## Morinville Alberta

\$430,000

Beautifully maintained 3 bed 3 bath open beam bungalow offers over 1371ft<sup>2</sup> of stylish, functional space on a huge 7400 ft<sup>2</sup> lot --perfect for families, downsizers, or anyone seeking comfort & accessibility. Located in the quiet community of Morinville, this home offers peace of mind in a welcoming town. Main floor features a recently remodelled kitchen with stunning finishes & new appliances, while fresh paint brings a modern touch. This home has been updated to be wheelchair-friendly, with accessibility upgrades including wide hallways, 3-foot doors with swing hinges, barrier-free bathroom. Finished basement adds a spacious rec area with bar, 3rd bedroom, full bath, and a laundry room. Outside to a fully landscaped yard & enjoy your private backyard deck, perfect for outdoor relaxation. Oversized heated double garage includes a workshop. Big-ticket upgrades include luxury vinyl plank flooring, high-efficiency furnace (2021), eavestroughs with gutter guards, upgraded LED light, R60 Blown-in Attic Insulation (id:6769)

Den 4.26 m X 1.96 m

Bedroom 3 3.11 m X 3.05 m

Recreation room 8.05 m X 3.89 m

Laundry room 6.16 m X 3.87 m

Storage Measurements not available

Living room 7.14 m X 3.62 m

Dining room 2.78 m X 2.46 m

Kitchen 4.12 m X 4.57 m

Primary Bedroom 5.21 m X 5.95 m

Bedroom 2 4.09 m X 3.08 m

Listing Presented By:



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