



## Morinville Alberta

\$285,000

Welcome to this well-maintained 2-storey home in the family-friendly community of Morinville! Offering 1,114 sqft, this charming home features a convenient front parking pad and great curb appeal. Step inside to a bright and inviting living room with newer carpets and a large front window that fills the space with natural light. The functional kitchen offers plenty of room for meal preparation and overlooks the spacious backyard, while a convenient 2-piece bathroom completes the main floor. Upstairs you'll find 3 comfortable bedrooms and a full 4-piece bathroom. The fully finished basement provides additional living space, a large storage room, and laundry area. Enjoy year-round comfort with central A/C, plus peace of mind knowing the furnace and hot water tank were replaced in 2019. Outside, the sunny northwest-facing backyard is exceptionally large and perfect for entertaining, gardening, or relaxing. Morinville offers small-town charm with an easy commute to Edmonton. (id:6769)

Recreation room 4.35 m X 3.97 m

Utility room 5.33 m X 3.39 m

Living room 4.41 m X 3.26 m

Kitchen 4.15 m X 3.2 m

Primary Bedroom 2.97 m X 3.19 m

Bedroom 2 3.09 m X 3.44 m

Bedroom 3 2.58 m X 3.61 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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