



## Morinville Alberta

\$609,900

One of the most exquisite yard and house combinations in Morinville. This 1518 sq.ft. 2+3 bedroom bungalow has a bright great room with lots of natural light, 9' ceiling on main & basement. Island with breakfast bar, corner pantry, stainless steel appliances including a gas range. Granite countertops throughout kitchen, main-floor laundry, bathrooms, & basement kitchenette. Dining area has sideboard & garden door to an expansive outdoor entertaining area. Basement is fully finished to the same quality as the main level. 3 bedrooms, family room, full bathroom, storage. Triple pane windows throughout. 30' wide triple attached, finished, heated garage. 9 minute drive to St. Albert due to ease of HWY access. Well-planned landscaping including raised plant beds. Yard is ready for you to enjoy, complete with deck, patio, & a screened-in gazebo. Puppy paradise dog run. Rundle stone walkway & plenty of concrete. This open-concept bungalow is sure to impress! A few years left on new home warranty on structure. (id:6769)

Family room 8.4 m X 4.45 m

Bedroom 3 2.64 m X 3.78 m

Bedroom 4 3.57 m X 4.75 m

Bedroom 5 3.59 m X 4.44 m

Second Kitchen 2.8 m X 3 m

Living room 4.39 m X 5.64 m

Dining room 3.44 m X 3.05 m

Kitchen 2.8 m X 2.9 m

Primary Bedroom 3.65 m X 3.83 m

Bedroom 2 2.8 m X 3.09 m

Laundry room 2.4 m X 2.82 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.mullerrealty.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net