



## Morinville Alberta

\$444,800

Beautiful, private 8,800 sq. ft. lot surrounded by mature trees, offering a peaceful and secluded setting. This home features an open-concept layout ideal for entertaining, with a stunning wall of windows across the back that fills the space with natural light and showcases the beautifully landscaped backyard. Recent updates include modern flooring, along with a spacious primary bedroom complete with a walk-in closet and a newly renovated ensuite. Two additional large bedrooms and a full bath room provide plenty of space for family or guests. The expansive, unfinished basement offers incredible potential--perfect for adding a fourth bedroom, recreation room, and is already roughed-in for a future bathroom. Conveniently located within walking distance to parks, shopping, and schools, this home combines comfort, style, and future opportunity in a desirable setting. (id:6769)

Living room 4.24 m X 3.2 m

Dining room 3.05 m X 3.2 m

Kitchen 2.79 m X 4.37 m

Primary Bedroom 3.53 m X 3.93 m

Bedroom 2 3.38 m X 3.71 m

Bedroom 3 3.02 m X 3.38 m

Breakfast 2.54 m X 2.92 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.