



## Morinville Alberta

\$489,900

Beautifully maintained 2-storey home offering 2,144 sq ft of living space on a rare oversized lot backing directly onto ravine for exceptional privacy. The main living area showcases soaring vaulted ceilings and a stunning wood slatted feature ceiling that creates warmth and character throughout. Recent updates include a beautifully renovated kitchen along with new vinyl tile and plank flooring, blending style and function perfectly. The main floor also features convenient laundry with second fridge, ideal for busy family living. Upstairs you'll find 4 spacious bedrooms including a large primary retreat complete with walk-in shower ensuite. Vinyl tile, plank, and carpet flow throughout, offering comfort and durability. The unfinished basement provides endless potential for future development. The heated oversized double garage offers excellent space for vehicles, storage, or workshop use. Located close to parks, schools, shopping, and walking trails, this is an exceptional family home in a prime location! (id:6769)

Utility room 4.2 m X 4.61 m  
Living room 5.29 m X 4.67 m  
Kitchen 5.46 m X 3.48 m  
Family room 4.03 m X 5.71 m  
Den 2.89 m X 3.49 m

Laundry room 2.32 m X 3.07 m  
Primary Bedroom 4.85 m X 4.28 m  
Bedroom 2 3.39 m X 2.89 m  
Bedroom 3 4.04 m X 3.04 m  
Bedroom 4 3.27 m X 2.88 m

Listing Presented By:



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<https://melvillerealestateteam.ca/>



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