



## Morinville Alberta

\$289,900

Backing onto green space and a school field with no rear neighbors, this fully finished 2-storey townhouse offers exceptional value for investors and a functional layout for families. The bright, inviting main floor features a well-designed kitchen with ample cabinetry and seamless flow into the dining and living areas, highlighted by a cozy gas fireplace and convenient 2-piece bath. Patio doors lead to a private deck perfect for relaxing. Upstairs offers a spacious primary suite with a vaulted ceiling, a large closet, and a 3-piece ensuite. 2 additional bedrooms and a 4-piece bathroom complete the upper level. The fully developed basement expands your living space with a family room, laundry area, and a guest room with its own 4-piece ensuite, ideal for friends or extended family. A single attached garage provides excellent parking and storage. Located close to all amenities, with quick access to St. Albert, this property provides convenience while offering all the comforts of small town living. (id:6769)

Other 3.55m x 3.59m

Living room 5.33m x 3.87m

Dining room Measurements not available x 2.37 m

Kitchen 2.52m x 2.62m

Primary Bedroom 3.40m x 4.34m

Bedroom 2 2.58m x 4.38m

Bedroom 3 2.65m x 4.37m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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