



## Morinville Alberta

\$489,900

4 LEVEL SPLIT BACKING ON TO GREEN SPACE & WALKING TRAIL! This fantastic property is located on a Large Corner lot in the quiet subdivision of Sunshine Lake, Close to Parks, Schools, Walking Trail & CFB Edmonton This cozy 4 level split features 3 + 1 bedrms, 2 living rms, 3 full baths and 2 family rms. The main floor of this gorgeous home boasts a bright living/dining rm, eat in kitchen with plenty of cabinets, counter space & windows, beautiful hardwood floors & custom handrails. Upper floor has 2 good sized jr. bedrms, 4 piece bath & a large primary bedrm with a 3pc ensuite. Lower level is home to the 3rd good sized bedrm, 3rd bath/laundry rm, a large family room highlighted w/wood burning fireplace and large windows for loads of natural light. Basement is home to the utility/storage area, plus a large flex room. Outside is a huge fully fenced back yard with shed, multiple gates, large Deck and is beautifully landscaped yard w/raised garden beds. A Double attached garage completes this wonderful home! (id:6769)

Utility room 4.74 m X 6.4 m  
Family room 5.33 m X 5 m  
Bedroom 4 3.08 m X 3.24 m  
Living room 4 m X 3.98 m  
Dining room 4.57 m X 2.92 m

Kitchen 4.7 m X 3.98 m  
Primary Bedroom 4.47 m X 4.13 m  
Bedroom 2 2.8 m X 4.51 m  
Bedroom 3 2.58 m X 3.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.lindagetzlaf.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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