



## Morinville Alberta

\$389,900

Nice bungalow, nearly 1200 sq/ft! GREAT curb appeal w/ a recent grey painted STUCCO exterior, 3 year old shingles & NEWER vinyl windows done 2 yrs ago. Park in the NEWER, DOUBLE, INSULATED, drywalled, detached garage; it has a sizeable STORAGE SHED attached to it & is accessed from the garage. FAMILY FRIENDLY w/ 3 ample bedrooms on the main floor w/ an UPDATED 4 piece bath & a MODERN 2 piece ENSUITE. Cook in the U-SHAPED kitchen, overlooking the rear yard, w/ WHITE appliances opening onto the big, BRIGHT, dining & living rooms, perfect for entertaining guests! In the basement you will find a large FAMILY ROOM w/ a BRICK fireplace & 2 Piece Bath. Enjoy your GENEROUS laundry room/mechanical room, H2O tank is 3 yrs old. 2 MORE BEDROOMS are great for extra family. The yard is FULLY FENCED & features a long driveway for EXTRA PARKING. Close to all amenities including schools & shopping, see it you'll LOVE this place! (id:6769)

Bedroom 4 3.69 m X 2.86 m

Bedroom 5 2.74 m X 3.92 m

Recreation room 5.73 m X 4.48 m

Utility room 5.19 m X 3.92 m

Living room 6.01 m X 4.1 m

Dining room 2.72 m X 3.09 m

Kitchen 4.22 m X 4.28 m

Primary Bedroom 3.3 m X 4.2 m

Bedroom 2 2.85 m X 3.58 m

Bedroom 3 2.99 m X 3.68 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

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