



## Morinville Alberta

\$249,900

Welcome to this bright and inviting 3 bedroom, 3 bathroom townhouse tucked into the wonderfully peaceful community of Morinville. Offering comfort, convenience, and great value, this home features a single attached garage and a privately fenced backyard, perfect for relaxing, gardening, or giving kids and pets a safe place to play. Inside, you'll love the spacious living room, ideal for movie nights or hosting friends. The functional layout provides plenty of room for a growing family or anyone seeking low-maintenance living with thoughtful space. The unfinished basement offers excellent potential for future development--create a rec room, home gym, or extra storage to suit your needs. Located close to schools, shopping, parks, and walking paths, this home delivers everyday convenience in a quiet, family-friendly setting. A fantastic opportunity for first-time buyers, downsizers, or investors looking for a well-kept property in a thriving community. (id:6769)

Living room 3.86 m X 4.61 m

Dining room 1.99 m X 3.12 m

Kitchen 4.62 m X 3.77 m

Primary Bedroom 4.19 m X 3.38 m

Bedroom 2 3.02 m X 3.98 m

Bedroom 3 2.67 4.01

Listing Presented By:



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