



## Morinville Alberta

\$365,000

What a charming home! if you are seeking an amazing first time home, or investment, then you must see this 4+ bedroom/2 bathroom home that has had upgrades over the years & offers immediate possession! Very well maintained, large bright living room, dining space, spacious kitchen that has had upgraded cupboards, 3 bedrooms on main level plus large 4pc bathroom. The lower level offers a finished family room/rec room, a large bedroom behind french doors, another smaller potential bedroom (could be the 5th bedroom or office/den) & c/w a 3pc bathroom. The laundry area is HUGE, offering tons of storage. Triple pane windows throughout, newer siding, newer kitchen, newer flooring, a sump pump & weeping tile has been added, updated insulation, & all new wiring (NO aluminum). Don't let this one go, located on a quiet street, the garage is 24' deep x 18' wide, a HUGE private yard, & bonus RV parking. Newer 40 year shingles, plus central vac! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.