



## Morinville Alberta

**\$499,900**

Located on a QUIET CRESCENT in South Glens, discover this charming 2 storey home. The foyer welcomes guests w/ tile flooring & 9' ceilings that continue throughout the main floor. The kitchen has warm toned cabinetry, a corner pantry, s/s appliances, pot/pan drawers, eating bar island and crown molding trim on the upper cabinets. The dining nook has access out to the spacious backyard. HARDWOOD FLOORING sweeps through the living room up to the beautiful gas fireplace w/ a wainscotting feature on either side. The entrance area to the garage includes the laundry facilities w/ built in raised platforms for laundry convenience and is located next to the half bathroom. The 2nd level has 3 spacious bedrooms, a large bonus room, 4pce bathroom & a 5pce ensuite which features a separate soaker tub & double sinks. The basement is unspoiled w/ a rough in for a future bathroom & 9' ceilings. Upgrades to this home include central a/c & a double attached o/s garage (24'8 x 21'9) that is insulated/dry walled! (id:6769)

Living room 5.16 m X 4.21 m

Dining room 3.38 m X 3.05 m

Kitchen 3.1 m X 3.79 m

Family room 6.13 m X 4.41 m

Primary Bedroom 3.95 m X 4.12 m

Bedroom 2 3.06 m X 3.19 m

Bedroom 3 3.06 m X 3.95 m

Listing Presented By:



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