



## Morinville Alberta

\$589,555

Listing Presented By:



Originally Listed by:  
Exp Realty

\*HUGE GARAGE, BIG YARD, & HIGH CEILINGS!\* 4 bedrooms + 3 bathrooms! Beautifully designed & completely custom-built beauty by Gigabyte Homes Master Builder. A modern open-concept layout showcases beautiful open-to-below ceilings and oversized windows for exceptional natural light. The main floor features a designer kitchen, spacious dining and living area, a main-floor bedroom, a powder room, a convenient laundry room, and a SIDE ENTRANCE to the basement for a potential suite! Upstairs offers three generous bedrooms--including a serene primary suite with an ensuite bath, and a walk-in closet--plus a second full bath and a large bonus room. The unspoiled 9ft ceiling basement is perfectly designed for a potential 1-bedroom, 1-bathroom + office legal basement suite--ideal for extended family or a potential mortgage helper. Enjoy a massive backyard and an oversized double attached garage- perfect for TRUCKS/SUVs. Quality upgrades throughout. Walking distance to a French-immersion school. \*\*MOVE-IN-READY\*\* (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

**Ahmad Sai**  
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