



Morinville Alberta

\$424,900

FRESH, CLEAN & CENTRAL AIR! Welcome to this friendly, family oriented neighborhood close parks, walking/cycling paths, schools and shopping! Located in the area of Village Champlain, you'll find this 1259 sq. ft. 2 storey, freshly painted home with loads of European charm! This home features a good size living room with loads of natural light, Laminate floors, large bright eat in kitchen with plenty of cabinets and counter space, functional island and a spacious dining area with French doors that lead out to the front veranda where you can enjoy your morning coffee! Upstairs boasts a large primary bedroom with walk in closet and four piece ensuite, 2 jr. bedrooms with Jack and Jill attached 4pc bath. Basement is host to the large family room, flex or possible 4th bedroom, laundry room and roughed in for a future 4pc bath. This lovely home has Hardie board siding which is durable and fire retardant. The fully fenced yard features a double detached garage, firepit, back deck on a large pie shaped lot. (id:6769)

Family room 6.03 m X 9.07 m

Laundry room 6.27 m X 2.2 m

Living room 5.82 m X 4.29 m

Dining room 2.97 m X 3.14 m

Kitchen 2.85 m X 3.6 m

Primary Bedroom 4.17 m X 3.71 m

Bedroom 2 2.8 m X 3.46 m

Bedroom 3 2.94 m X 3.51 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.