



## Morinville Alberta

\$424,900

Super starter nestled on a quiet crescent featuring a nice sized island kitchen with granite countertops, stainless steel appliances and the spacious eating area allows for large gatherings. Access to the two tiered sunny rear deck is from the kitchen area. There is also a built in bench by the back door for ease of coming and going. On the deck there are natural gas hookups for the BBQ and firepit. The living room boasts a stylish electric heatilator fireplace and a convenient 2 pc powder room is located on the mai floor as well. Upstairs you will find a 4 pc bath, 3 bedrooms featuring double closet doors in two of the bedrooms and a walk in closet in the master bedroom along with a full ensuite bath. The basement has a large family room with a barn board and faux stone feature wall. Lots of room for storage in the laundry room area. Did I mention the central AC will keep you cool in the coming summer months. A two car heated garage and a fenced yard finishes this great home. Close to schools and Parks. (id:6769)

Family room 4.24 m X 5.26 m

Laundry room 4.15 m X 5.24 m

Living room 3.69 m X 4.53 m

Kitchen 3.39 m X 5.74 m

Primary Bedroom 3.41 m X 3.57 m

Bedroom 2 2.82 m X 3.53 m

Bedroom 3 3.47 m X 3.47 m

Listing Presented By:



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



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