



## Morinville Alberta

\$449,000

Welcome home to the complete package in the desirable community of The Lakes! Located in the heart of Morinville within walking distance to schools, this immaculately maintained and cared for 4 bed, 3.5 bath two-storey home features a south front exposure, flooding the interior with natural light year-round. The main floor offers a spacious living room centered by a cozy gas fireplace, leading into a kitchen equipped with a gas range, beautiful countertops, and hardwood flooring. Upstairs, you will find a generous primary suite with a walk-in closet and 4pc ensuite, two additional bedrooms, and a conveniently located laundry room. The fully finished basement adds even more value with a family room, fourth bedroom, and another 4pc bath. Enjoy year-round comfort with central air conditioning and a fully finished, heated double detached garage. The exterior is designed for effortless living, featuring a maintenance-free landscaped backyard and a beautiful concrete patio with a gas line for your BBQ. (id:6769)

Bedroom 4 2.91 m X 3.17 m

Recreation room 5.46 m X 7.69 m

Utility room 2.43 m X 2.72 m

Living room 3.97 m X 4.07 m

Dining room 3.89 m X 3.04 m

Kitchen 4.59 m X 4.92 m

Primary Bedroom 3.92 m X 3.92 m

Bedroom 2 2.88 m X 3.83 m

Bedroom 3 2.81 m X 3.2 m

Listing Presented By:



Originally Listed by:  
Lux Real Estate Inc

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