



## Morinville Alberta

\$359,900

Exceptional opportunity to own a single-family home w/2-car garage UNDER \$360K! Located just mins away from 2 schools, grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize. Featuring 3Beds, 2.5baths, M/FLR laundry, & a convenient side entrance to basement w/ 9 ft ceilings, primed for a potential legal basement suite, this home offers both versatility & potential. The spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The main floor showcases an open-concept kitchen w/ floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable living room, complete with a striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options. \*3k appliance credit + front landscaping. \*Photos of similar home/some virtually staged. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Computer Room Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net