



## Morinville Alberta

\$349,900

Welcome to this beautifully designed 3-bedroom, 3-bathroom home offering a unique & functional layout with stylish updates throughout! The open-concept main floor features durable vinyl flooring, a bright living space & a modern kitchen with large island, complete with a NEW dishwasher(2024) & NEW backsplash(2026). Upstairs, you'll find a cozy bonus room, two junior bedrooms & a 4-piece bathroom, along with a charming south-facing Juliette balcony--perfect for enjoying your morning coffee. The top-floor primary bedroom is a true private retreat, set apart from the rest of the home for added peace & quiet. Vaulted ceilings create an open, airy feel, while the spacious layout easily accommodates a king-sized bed. You'll also enjoy the convenience of two closets for ample storage & a well-appointed 4-piece ensuite. The unfinished basement is ready for your personal touch! Beautifully fenced backyard features a retaining wall and patio. Double detached garage- insulated with attic space perfect for storage. (id:6769)

Laundry room 2.38 m X 3.51 m

Living room 3.56 m X 3.98 m

Dining room Measurements not available

Kitchen 3.74 m X 2.55 m

Primary Bedroom 3.9 m X 4.47 m

Bedroom 2 3.18 m X 2.96 m

Bedroom 3 2.95 m X 2.7 m

Bonus Room 3.18 m X 2.96 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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