



## Morinville Alberta

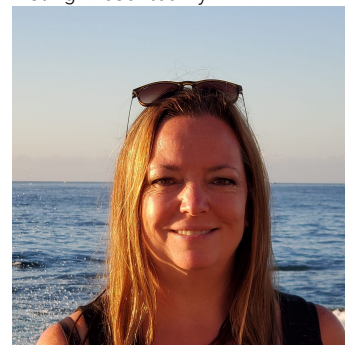
\$414,900

MARVELOUS MORINVILLE! Move-in ready & meticulously maintained! The Kitchen features a PANTRY, STAINLESS STEEL APPLIANCES & GRANITE COUNTERS. Main floor offers up HARDWOOD FLOORS & a GAS FIREPLACE w/ upgraded mantle. Upstairs there are 3 ample sized Bedrooms including a large Primary Bedroom w/ Ensuite. Top-ranked trail system out your backyard! West facing Yard BACKS ONTO WALKING TRAILS & green space. BRIGHT & SUNNY HOME all year round. The Yard is fully fenced w/ a Composite Deck (w/ screw piles) & apple tree. HEATED, ATTACHED GARAGE (20'6 x 22'10) w/ Hot & Cold Water Taps, 220 Volt plug & EV Charger! Bonus: AIR CONDITIONING, MAIN FLOOR LAUNDRY & freshly painted main floor. Morinville offers urban amenities in a small town setting including a leisure centre, curling, hockey, skate park, splash park, farmers market & festivals. Only 20 mins. drive to CFB / Edmonton Garrison, 15 mins. to St. Albert (Costco, major shopping & restaurants) & 45 mins. to downtown. (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

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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