



## Morinville Alberta

\$399,900

Welcome to this well maintained 4-level split in Morinville, offering space, updates, and a great location. Major improvements have already been taken care of, including a new roof (2025), furnace (2022), hot water tank (2024), air conditioning (2023), and updated fridge and dishwasher (2024). Inside you'll find a functional layout with multiple living areas and a cozy fireplace, providing flexibility for families or entertaining. Outside enjoy a large private yard and an oversized double detached garage, offering plenty of room for vehicles, storage, or a workshop. Located close to CFB Edmonton, this home is a strong option for buyers looking for comfort, value, and peace of mind with the big ticket items already done. (id:6769)

Family room 4.9 m X 4.64 m

Bedroom 4 4.33 m X 2.59 m

Bedroom 5 4.15 m X 3.58 m

Utility room 2.05 m X 2.6 m

Utility room 2.83 m X 1.11 m

Living room 6.11 m X 3.79 m

Dining room 2.59 m X 2.43 m

Kitchen 6.49 m X 3.94 m

Primary Bedroom 3.6 m X 3.82 m

Bedroom 2 2.28 m X 4.39 m

Bedroom 3 2.89 m X 3.36 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://melvillerealestateteam.ca/>

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