



## Morinville Alberta

\$589,000

Luxury Built Walkout backing the Pond & Trails in Westwinds! This brand new 1,926 sq. ft. 2-storey walkout with an oversized double attached garage is sure to impress. The main level features luxury vinyl plank flooring throughout and a gorgeous kitchen with custom cabinetry, quartz countertops, a center island, and a pantry. The spacious dining area opens to the deck with breathtaking pond views, while the cozy living room with a warm fireplace is perfect for relaxing or entertaining. A powder room and mudroom with built-in shelves, hooks and bench complete the main floor. Upstairs you'll find 3 bedrooms, a 4-piece bath, a convenient laundry room, and a bright bonus room. The large primary suite includes a spa-like 5-piece ensuite with dual sinks and a walk-in closet with custom built-in shelving. The unfinished walkout basement is ready for your personal touch and opens onto a large patio overlooking the water -- ideal for summer gatherings or quiet evenings outdoors. Some photos AI Staged. (id:6769)

Living room 4.35 m X 4.25 m

Dining room 2.9 m X 4.06 m

Kitchen 2.89 m X 3.85 m

Primary Bedroom 4.24 m X 4.36 m

Bedroom 2 3.92 m X 3.33 m

Bedroom 3 4.35 m X 3.12 m

Bonus Room 4.13 m X 3.4 m

Listing Presented By:



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RE/MAX Real Estate

<https://janine-hurtubise.remax.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)

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