



## Morinville Alberta

\$489,900

Welcome to your dream home in Morinville! This impressive 5-bedroom, 4-level split offers both spacious living and peace of mind with thoughtful updates throughout. Newly installed triple-pane Green Fox Windows (May 2025) with a 25-year transferable warranty, premium 35-year shingles, central AC, and a high-efficiency furnace provide comfort and energy efficiency year-round. Enjoy the large deck--perfect for summer BBQs--featuring a convenient gas line hookup, and a heated garage for winter comfort or extra storage. One of the home's most desirable features is its rare location backing onto a school, offering direct access to an expansive park space--ideal for families, pets, and anyone who loves outdoor living. Perfect for entertaining or simply relaxing with scenic views, this home blends modern upgrades, practical features, and lasting value in a sought-after neighbourhood. Don't miss your chance to make this move-in ready property yours! (id:6769)

Family room 5.21 m X 4.53 m

Bedroom 4 3.27 m X 2.64 m

Bedroom 5 3.27 m X 4.13 m

Recreation room 6.92 m X 4.13 m

Living room 4.4 m X 7.56 m

Dining room Measurements not available

Kitchen 4.72 m X 4.09 m

Primary Bedroom 3.39 m X 4.13 m

Bedroom 2 4.08 m X 2.58 m

Bedroom 3 4 m X 2.48 m

Listing Presented By:



Originally Listed by:  
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