



## Morinville Alberta

\$410,000

Welcome to this like new half duplex in Morinville, offering small-town living with quick access to city amenities and CFB Edmonton. The open concept main floor features a modern kitchen with quartz countertops, a walk-in pantry, and plenty of workspace, flowing into the dining and living area with an upgraded fireplace and mantel. Step outside to enjoy the natural gas BBQ hookup. Upstairs includes a spacious primary bedroom with a 4 piece ensuite and walk in closet, plus two additional bedrooms and a convenient laundry room with sink and cabinetry. The basement offers a separate side entrance and finished entertainment space. Complete with A/C and a double attached garage. (id:6769)

Recreation room 3.94 m X 5.39 m

Utility room 5.47 m X 1.49 m

Living room 3.27 m X 4.03 m

Dining room 3.66 m X 2.59 m

Kitchen 4.39 m X 3.62 m

Primary Bedroom 4.07 m X 4.15 m

Bedroom 2 4.25 m X 2.81 m

Bedroom 3 2.84 m X 3.57 m

Laundry room 1.8 m X 2.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://melvillerealestateteam.ca/>

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