



## Morinville Alberta

\$489,555

PRE-CONSTRUCTION | LEGAL SUITE | BACKS ONTO TRAIL | \$489K! Stunning pre-construction living awaits in this exceptional half duplex by Gigabyte Homes--Master Builder. Priced at a remarkable \$489k, this S.F home offers an unparalleled entry into luxury with a rare financial advantage: first-time buyers may qualify to get their 5% GST rebate! The elegant design features four bedrooms, 3.5 bathrooms, and a dedicated upper-level office space for seamless work-from-home refinement. A double attached garage adds everyday ease, while the fully finished LEGAL BASEMENT SUITE, complete with a separate entrance, presents an ideal mortgage helper or stylish guest accommodation. The premium lot backs directly onto a walking trail, ensuring serene, unobstructed views with no rear neighbors. Positioned mere steps to everyday groceries and only 12 minutes to St. Albert's vibrant core, the location is simply superb. Secure this coveted new build today and step into a home where exceptional value meets timel (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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