



## 412 Grandin Drive Morinville AB

\$299,000

Welcome Home! This beautifully maintained bi-level home, offers the perfect blend of comfort & convenience in a sought-after neighborhood close to schools, playgrounds and walking trails. The airy living spaces are enhanced by large windows that invite natural light, creating a warm & inviting atmosphere throughout. The upper level features a living room, modern kitchen with ample cabinetry, & a bright dining area perfect for family meals. As well as the primary bedroom, junior bedroom & 4 piece bathroom. The lower level offers a comfortable family room, ideal for relaxation or entertaining guests. Additionally, a spacious laundry room, an extra bathroom, large bedroom w/ mini AC, & generous storage options complete this floor. Step outside to the large, fenced backyard, where you'll find an expansive space perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. The backyard offers endless possibilities for customization to suit you. 10 minutes from St. Albert & 15 minutes from Edm CFB

Listing Presented By:



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