



## 9201 102 Street Morinville AB

\$1,584,000

Investment Opportunity with 3 houses! All 3 homes are stunning 2-storey homes featuring double attached garages & legal basement suites. Step inside to an inviting open-concept layout, where the living room, adorned with an electric fireplace, seamlessly flows into the sleek kitchen. Enjoy modern finishes with an island, quartz countertops, stylish cabinetry, and a pantry for ample storage. Upstairs, discover a spacious bonus room, laundry, two well-appointed bedrooms, and a 4pc bath. The primary bedroom is a true retreat, complete with an ensuite featuring dual sinks, a stand-up shower, and a separate tub—perfect for relaxation. Each basement suite includes a bedroom, kitchen, living room, a 4pc bath and laundry, making this a fantastic investment for rental income. Don't miss out on this incredible opportunity in Morinville! Buildings can qualify for CMHC MLI select financing & GST may qualify for full rebate. Projected revenue = \$1200/month basement & \$2200/month upper. \*Photos are representative\*

Listing Presented By:



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