



Morinville Alberta

\$528,000

Welcome to this stunning two-storey home, featuring a spacious double attached garage and a fully legal basement suite ideal for extra income or extended family. Upon entering, you're welcomed into an open-concept living space that seamlessly transitions from the inviting living room with a cozy electric fireplace to the stylish kitchen. The kitchen is a chef's dream, with a large island, quartz countertops, modern cabinetry, and a pantry for added storage. Upstairs, you'll discover a spacious bonus room, perfect for movie nights or a home office, alongside laundry, 2 generous bedrooms, and a well-appointed 4pc bath. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a stand-up shower, and a separate tub. The fully developed basement suite provides even more living space, complete with its bedroom, kitchen, living, 4pc bath, and laundry. The projected rental income is \$1,200/month for the basement suite and \$2,200/month for the upper level. *Photos are representative* (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room 3.62 m X 5.52 m

Dining room 2.76 m X 2.7 m

Kitchen 2.71 m X 3.28 m

Mud room Measurements not available

Primary Bedroom 3.25 m X 4.89 m

Bedroom 2 3.13 m X 3.21 m

Bedroom 3 3.13 m X 2.87 m

Bonus Room 2.8 m X 4.56 m

Laundry room 1.26 m X 0.99 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:
executive@eliterealestate.ca