



## Morinville Alberta

\$265,000

Welcome to this bright and inviting 3-bedroom townhouse offering an excellent combination of space & comfort! The open-concept main floor features hardwood flooring, a spacious island kitchen overlooking the dining area, and a sunny living room with a gas fireplace and stylish feature wall. Enjoy outdoor living with a fenced yard, deck, and a charming covered front porch perfect for morning coffee. Upstairs you'll find three sizeable bedrooms, a full 4-piece bathroom, and a generous primary suite complete with a vaulted ceiling, huge walk-in closet, and 4-piece ensuite. The basement is mostly finished with a large rec room, laundry area, and a rough-in for a future bathroom. Complete with a single attached garage and set within a well-managed complex, this home is ideal for families, first-time buyers, or downsizers. A rare opportunity--don't miss it!

(id:6769)

Family room 4.45 m X 5.82 m

Living room 4.65 m X 3.86 m

Dining room 3.94 m X 1.97 m

Kitchen 3.07 m X 4.64 m

Primary Bedroom 3.38 m X 4.22 m

Bedroom 2 3.93 m X 3.02 m

Bedroom 3 4.02 m X 2.71 m

Listing Presented By:



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Royal LePage Prestige Realty



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