



## 9614 82 Avenue Morinville AB

\$538,500

Wow! original owner, custom home with lots of great features, and a brand spanking new roof! These home upgrades boast professional craftsmanship, with every detail meticulously attended to for a flawless finish. This home combines the warmth of natural wood features with a unique modern-country charm, enhanced by bold vibrant colours, and elegant coffered ceilings. The front foyer offers plenty of room for guests and kids when they head to the playground right across the street! This is an excellent family home with 3.5 baths and 3 plus 1 bedrooms. Lots of storage space and shelving to keep you organized. The home sits on a massive 9,000 ft<sup>2</sup> lot, with a huge composite deck, a large storage shed and a quiet sheltered gazebo in the far corner of the yard. The garage is 24' wide by 32' long, with 8' high doors for any large SUV or truck. Don't forget about the RV pad accessed by a 9.5' gate. Lots to see here, and you can be in by Xmas!

Listing Presented By:



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