



## 9624 106 Avenue Morinville AB

\$539,900

Better than new best describes this beautiful 2025 sqft, FULLY FINISHED 2 storey. The entrance has ENGINEERED HARDWOOD flooring that spreads into the OPEN DESIGN. The great room has a gas fireplace w/ a trendy shiplap finish. The kitchen has white cabinetry, a eating bar island w/ a wood grain finish, quartz counters, pendant lighting, stainless steel appliances, a tiled backsplash & a WALK THROUGH PANTRY. The dining nook has access out to the extended deck & landscaped backyard. The main floor is complete w/ a 2pce bath & a spacious mudroom off the TRIPLE GARAGE entrance. The 2nd floor has a bonus room w/ stunning vaulted ceilings, laundry room w/ window, 4pce bath, 3 bedrooms & a 5pce ensuite. The primary bedroom features a walk-in closet w/ a window. The FULLY FINISHED basement has a 4th bedroom, rec room, den, 4pce bath & a mechanical room w/ loads of storage. Upgrades to this home include CENTRAL AIR CONDITIONING & the GARAGE IS HEATED. Located across the street from a walking path to a lake!

Listing Presented By:



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