



## 9702 101 Street Morinville AB

\$149,900

Seize the chance to build your new home or a stunning duplex in the vibrant, welcoming town of Morinville! Life here is wonderful, and when the city calls, you're just a quick drive away from St. Albert (15 minutes) or Edmonton (25 minutes) This expansive corner lot, complete with alley access, is zoned DC-C-2 (Coeur de Morinville - Two Unit Residential), making it perfect for your new build. The seller already has duplex plans in hand, or you can design your own and bring your vision to life. Don't miss out on one of the last available lots in this established, charming area. Build your ideal home and embrace the great life that awaits in Morinville!

Listing Presented By:



Originally Listed by:  
Maxwell Excel Realty

[akumar@maxwellrealty.ca](mailto:akumar@maxwellrealty.ca)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)