



## Morinville Alberta

\$417,555

BRAND NEW standalone single-family home! Deck & Front landscaping included! 15 minutes to St. Albert & minutes from the school, park & grocery stores, this beautiful custom-designed show home is MOVE-IN-READY! Upon entering, you have a large window that brings in abundant natural light to your gorgeous living room, which features a stunning feature wall & beautifully decorated ceiling, and a 3D Fireplace. The large dining area can easily accommodate a large family. The corner L-Shaped kitchen comes with floor-ceiling cabinets, quartz countertops & a good-size kitchen island. The main floor is completed with a spacious laundry room, a powder room & SEPARATE ENTRANCE to your 9ft ceiling, unspoiled potential LEGAL BASEMENT suite? Upstairs offers office space, a large primary bedroom w/custom designed feature wall, a huge W/I closet with built-in drawers, & a full en-suite + 2 additional bedrooms & a 2nd full bath for the kids/guests + office space (3 Beds, 2.5 Baths). \*Some photos are virtually staged\* (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Office Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.