



## Morinville Alberta

\$419,900

Edgewood in Morinville offers quiet streets, modern homes, and a family-friendly atmosphere. Enjoy small-town charm with easy access to schools, parks, and everyday amenities. This 'Dover-Z' single family home offers the perfect blend of comfort and style. Spanning approx. 1686 SQFT. As you step inside, you'll be greeted by an inviting open concept main floor that seamlessly integrates the living, dining, and kitchen areas + a den. Abundant natural light flowing through large windows highlights the elegant laminate and vinyl flooring, creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find a bonus room & 3 spacious bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with a 4 pc ensuite bathroom for added convenience. PLUS rear SEPARATE ENTRY \*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. (id:6769)

Living room 3.33 m X 3.75 m

Dining room 2.85 m X 3.44 m

Kitchen 3.06 m X 4.61 m

Den 2.79 m X 2.72 m

Primary Bedroom 3.47 m X 3.53 m

Bedroom 2 2.79 m X 3.06 m

Bedroom 3 2.85 m X 2.96 m

Bonus Room 2.17 m X 3.78 m

Laundry room 0.91 m X 1.86 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



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