

## \$429,900 - 9708 Morinville Drive, Morinville

MLS® #E4438907

**\$429,900**

4 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This 4 Bedroom spacious bungalow sits on a large, fully landscaped lot with a generous backyard featuring mature trees, shrubs, and storage sheds. Inside, the home boasts updated bathrooms throughout, including a beautifully upgraded ensuite with modern finishes, and a primary bedroom complete with a walk-in closet. Recent improvements include newer siding with added 1" exterior wall insulation, updated windows, vinyl flooring, interior doors, furnace, and hot water tank. Additional features include a cozy electric fireplace, large cedar deck, and a security system installed. The standout feature is the oversized 27' x 25' detached garage with 10' ceilings, two insulated 8' overhead doors, and 220V wiring perfect for a workshop, hobby space, or extra storage. This move-in-ready home offers tasteful upgrades, exceptional garage space, and ample outdoor room to enjoy.

Built in 1979

### Essential Information

MLS® #	E4438907
Price	\$429,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9708 Morinville Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J2

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	MPS, Notre Dame
Middle	Primeau, Four Winds
High	SCHS, MCHS

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	26
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 5:32pm MDT