

## \$528,000 - 9213 102 Street, Morinville

MLS® #E4435973

**\$528,000**

4 Bedroom, 3.50 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Investor Alert! Mortgage Helper with Legal Suite! This stunning, modern 2-storey home is perfectly located in a convenient, sought-after neighbourhood—close to shopping, schools, parks, and major commuter routes.

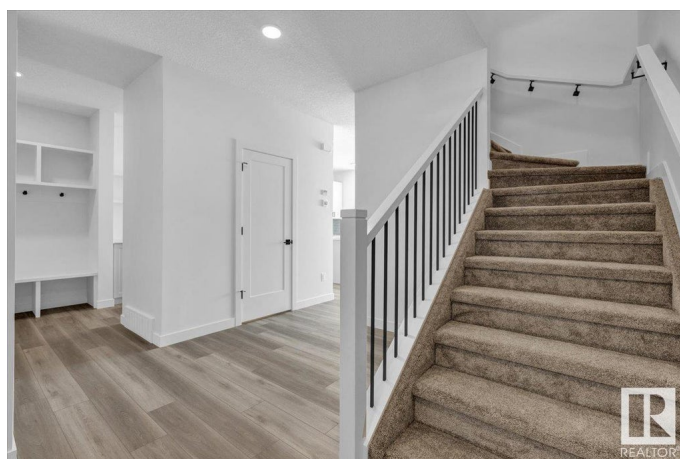
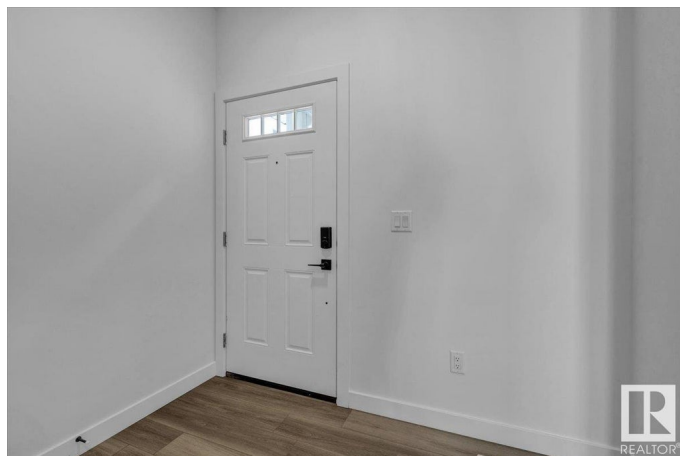
Thoughtfully designed for today's lifestyle, this property offers a double attached garage and a fully legal basement suite, providing an incredible mortgage helper or investment opportunity. The bright, open-concept main floor features a welcoming living room with a cozy electric fireplace, a sleek kitchen with quartz countertops, a large island, pantry, and stylish cabinetry. Upstairs, you'll find a spacious bonus room, laundry area, two bedrooms, and a 4-piece bathroom. The primary suite is a true retreat, offering a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, a stand-up shower, and a relaxing soaker tub. The legal basement suite has its own private entrance and features a full kitchen, living area, bedroom, 4-piece bathroom, and laundry! \*Photos are representative\*

Built in 2025

### Essential Information

MLS® # E4435973

Price \$528,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9213 102 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	27
Zoning	Zone 61

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Listing information last updated on June 7th, 2025 at 10:47pm MDT