

## \$519,000 - 120 Houle Drive, Morinville

MLS® #E4441146

**\$519,000**

5 Bedroom, 3.00 Bathroom, 2,766 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful bi-level in Morinville! Featuring 5 bedrooms and 3 full baths, a **SECOND KITCHEN**, separate laundry and entrance. The main floor is open concept with a bright kitchen, large living space and lots of natural light looking over the backyard. Two spacious bedrooms and a full 4pce bath complete the main floor. Upstairs is the huge Primary suite featuring a cozy office nook perfect for working from home, a 4pce ensuite and walk-in closet. The basement is self contained with 2 bedrooms, a 4pce bath, kitchen and living room. Outside your **PRIVATE**, fully fenced yard is perfect for entertaining or evening bbq's. Additional luxuries are **IN-FLOOR** heating throughout (including garage!) and a new on-demand hot water system. Tucked away on a quiet street, yet close enough to walk to amenities, go fishing, and quick access to St. Albert and Edmonton.

Built in 2015

### Essential Information

MLS® #	E4441146
Price	\$519,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	2,766
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	120 Houle Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 7th, 2025
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Days on Market 9

Zoning Zone 61

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