

## \$265,000 - 29 9904 101 Avenue, Morinville

MLS® #E4446810

**\$265,000**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

This LaRose Terrace End unit features 4 developed levels of living space! Brand New Furnace, professionally cleaned carpets, freshly painted and updated light fixtures. Open eat-in kitchen with 12 ft. ceilings, large windows and patio doors leading to the back deck. Large living room/dining room with floor to ceiling windows, West facing for loads of natural light. Upstairs offers a spacious primary bedroom with oversized walk-in closet, 4 PC en-suite. Two other good sized bedrooms and 4 PC bath completes the upper floor. The lower level offers family/rec room and laundry. This unit also includes a 12'x21' attached garage. Great location, walking distance to downtown, close to schools, shopping, St. Albert Costco and Edmonton.

Built in 2007

### Essential Information

MLS® #	E4446810
Price	\$265,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00



Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	29 9904 101 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E2

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	8

Zoning	Zone 61
Condo Fee	\$396

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