

## \$679,999 - 9702 101a Avenue, Morinville

MLS® #E4436821

**\$679,999**

4 Bedroom, 3.50 Bathroom, 2,762 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to luxury living in this well appointed over 4000 sqft home located in Morinville. This exquisite residence has great curb appeal and a soaring entrance that welcomes you with an abundance of natural light. The main floor features 9' ceilings, tile flooring and a versatile bed/den. The gourmet kitchen is a chef's dream, designed for both cooking & entertaining, c/w a massive island, granite countertops, a 4 burner commercial stove, S.S. appliances, and ceiling-height cabinetry, all opening up to the great room. Upstairs you'll find 2 huge bedrooms, including a primary suite c/w a separate reading room & spa inspired 5 pce ensuite with a freestanding tub. The laundry room is also located on the upper floor. The fully finished basement expands the living space with 2 massive bdrms, 4 pce bathroom, a rec room and ample storage. This home offers exceptional comfort with in-floor heating throughout including in the attached oversized garage. This is truly a beautiful home offering sophisticated living.

Built in 2014

### Essential Information

MLS® # E4436821

Price \$679,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,762
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9702 101a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	30
Zoning	Zone 61

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Listing information last updated on June 15th, 2025 at 3:02pm MDT