

## \$259,900 - 27 9904 101 Avenue, Morinville

MLS® #E4437613

**\$259,900**

3 Bedroom, 2.50 Bathroom, 1,398 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

Prepare to be impressed by this large, immaculate 3 bedroom, 3 bathroom townhome with attached garage located in a quiet crescent close to shopping, schools and short drive to CFB Edmonton & St. Albert. Enjoy cooking meals and conversating in the massive island kitchen with granite counter tops, 42" upper cabinets and higher end appliances with sliding door leading to your private deck. Separate dining area, good sized living room with floor to ceiling windows and 2 piece bathroom completes this level. Upstairs offers 3 large bedrooms incl a primary bedroom that will definitely impress with oversized walk-in closet, 4 piece en-suite and plenty of room for a king bed & large furniture. 2 other good sized bedrooms and 4 piece common bath completes the upper floor. The lower level offers an unfinished basement awaiting your personal development. Don't miss out on this excellent opportunity.

Built in 2007

### Essential Information

MLS® #	E4437613
Price	\$259,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	27 9904 101 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1G2

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	3
Zoning	Zone 61
Condo Fee	\$396

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