

## \$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 | 31             |
| Zoning         | Zone 61        |

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Listing information last updated on June 16th, 2025 at 8:47pm MDT