

# **\$505,555 - 9829 107a Avenue, Morinville**

MLS® #E4443860

**\$505,555**

4 Bedroom, 3.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Champagne, Morinville, AB

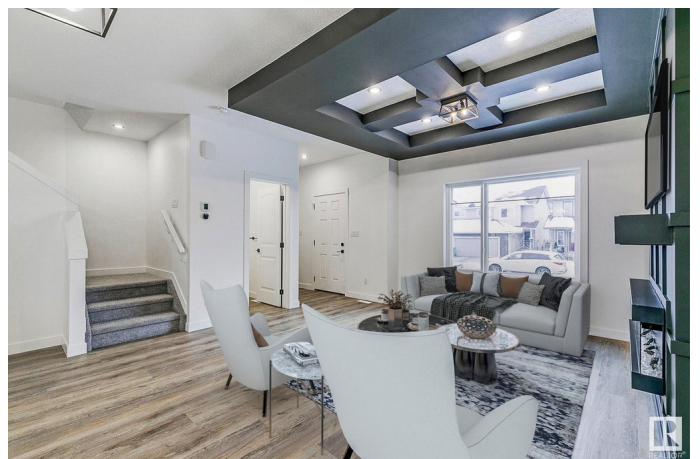
BRAND NEW Single Family Home with Legal Suite! 15 mins to St.Albert & mins away from school, park & grocery stores, this beautiful custom designed home has it all! Upon entrance, you have a huge window inviting a ton of natural light into your gorgeous living RM which offer a stunning feature wall & beautifully decorated ceiling & fireplace. The large dining area can easily accommodate a large family. The corner "L-Shaped" kitchen come w/floor-ceiling cabinets, quartz countertops & a good-sized kitchen island. The main floor is completed w/a spacious laundry room, a powder room & SIDE ENTRANCE to your 1 bed/1bath, LEGAL BASEMENT suite! Upstairs offers office space, a large primary bed w/custom designed feature wall, huge W/I closet w/drawers, & a full en-suite + 2 additional BDRMS & 2nd full bath for the kids/guests + office space (4 Beds, 3.5 Bath total). This beautiful home is perfect for a growing family or a great investment home! \*Photos are of similar home, some colors/finishing may differ\*

Built in 2025

## **Essential Information**

MLS® # E4443860

Price \$505,555



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9829 107a Avenue
Area	Morinville
Subdivision	Champagne
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P2

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	79
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 1:02pm MDT