

## \$375,000 - 9915 90 Street, Morinville

MLS® #E4427492

### \$375,000

3 Bedroom, 2.00 Bathroom, 1,198 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Looking for your starter home, look no further! Welcome to this meticulously kept 4-Level Split Walk-Out home backing onto greenspace/water. You are greeted by soaring vaulted ceilings with an open-air concept main floor. The large window in the living room provides stunning sunlight that cascades into the renovated kitchen with a breakfast nook area and stainless appliances. The dining room has another large window and is great for hosting family with a look out to the water behind. Upstairs you find the primary bedroom large enough for a queen size bed, 2nd bedroom and a 4pc bath. 3rd level boasts a walk-out family room with gas F/P, bedroom #3 and 3pc bath. Down on the 4th level, you will find an oversized multi-functional room (currently a sewing room) and laundry with tons of storage and a cold room. The backyard overlooks water and comes complete with 3 different storage sheds, a functioning green house and best yet, a hot tub. This home is complete with Central A/C, close to schools and recreation.

Built in 1978

### Essential Information

MLS® #	E4427492
Price	\$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9915 90 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1K3

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Exterior Walls- 2"x6", Walkout Basement
Parking	Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market      9

Zoning                Zone 61

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