

## \$519,000 - 9407 81 Avenue, Morinville

MLS® #E4459047

**\$519,000**

4 Bedroom, 3.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This open-concept modern residence is designed to meet the needs of today's families. Upon entry, upgraded features are immediately evident, including solid hardwood flooring and a striking full-height stone fireplace extending above the living space. The main floor offers a spacious kitchen equipped with enhanced cabinetry, granite countertops, an eating bar, tiled backsplash, and stainless steel appliances such as a gas stove. The living room includes a gas fireplace with a 17-foot tall stone surround and a dedicated television area. On the second level, there are two generously proportioned bedrooms, a loft, and a full bathroom, along with a grand master bedroom featuring a walk-in closet and a tranquil ensuite. The ensuite provides a fully tiled shower, dual modern top-mount bowl sinks, and a Jacuzzi tub. The finished basement comprises a three-piece bathroom and an additional bedroom. The property also includes an oversized double garage, a landscaped yard with a gazebo and firepit.

Built in 2010

### Essential Information

MLS® # E4459047

Price \$519,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9407 81 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0A9

### Amenities

Amenities	Deck, Fire Pit, Gazebo
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 23rd, 2025
Days on Market	2
Zoning	Zone 61

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