

## \$614,900 - 107 East View Drive, Morinville

MLS® #E4459306

**\$614,900**

2 Bedroom, 1.50 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

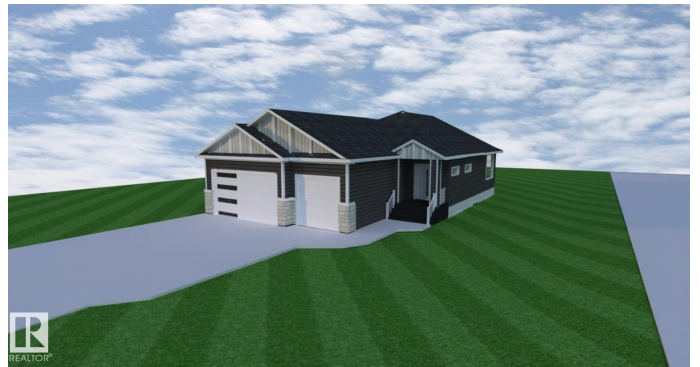
Morinville, Morinville, AB

Discover this brand new 1,377 sq. ft. bungalow that perfectly balances style and function. The open-concept main floor is bright and inviting, featuring vaulted ceilings in the living room, a sleek electric fireplace with custom built-ins, and a coffered ceiling detail over the kitchen and dining areas. Quartz countertops are found throughout, adding timeless appeal, with many finish selections still customizable to suit your style. The main level offers 2 bedrooms and 1.5 baths, including a generous primary suite. With the optional basement development, you can create up to 2 additional bedrooms, a flex room, and 2.5 baths—ideal for family, guests, or a home office. Outside, the oversized 3-car garage provides ample space for vehicles, tools, or hobbies, making it a true standout. This home offers both fine finishes and flexibility, giving you the chance to design a home perfectly tailored to your needs. Built by Atlas Premium Homes.

Built in 2025

### Essential Information

MLS® #	E4459306
Price	\$614,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	107 East View Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1T3

### Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Notre Dame
Middle	Primeau
High	Morinville High

### **Additional Information**

Date Listed	September 24th, 2025
Days on Market	1
Zoning	Zone 61

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Listing information last updated on September 25th, 2025 at 6:02pm MDT