

## \$369,900 - 13 Laurel Drive, Morinville

MLS® #E4419003

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,489 sqft

Land Lease Community on 0.00 Acres

Morinville, Morinville, AB

**GORGEOUS MANUFACTURED HOME!** This exquisite former show home is privately situated in the meadows of Morinville, boasting just one neighboring property. The home showcases an open-concept living room, dining area, and a spacious kitchen complete with a breakfast bar, walk-in pantry, and stainless steel appliances. The living room features a vaulted ceiling, expansive windows, additional lighting, and ample space for your furnishings. The primary bedroom offers a large walk-in closet, expansive windows, and an extensive 5-piece ensuite with a jetted tub and dual sinks, conveniently located near the laundry room. At the opposite end of the home, you will find two generously sized junior bedrooms and a second 4-piece bathroom. The exterior presents a fully fenced, park-like yard with elevated flower beds, raspberry bushes, a storage shed, and a sizable deck with privacy screens. The garage is heated, insulated, and beautifully finished, providing abundant space for your vehicle and a workshop!!

Built in 2017

### Essential Information

MLS® # E4419003

Price \$369,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,489
Acres	0.00
Year Built	2017
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13 Laurel Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P7

### **Amenities**

Parking Spaces	3
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas

### **Exterior**

Exterior	Wood
Construction	Wood
Foundation	Piling

### **School Information**

Elementary	Morinville Public
Middle	G.H. Primeau
High	M.C.H.S.

**Additional Information**

Date Listed            January 23rd, 2025  
Days on Market      159  
Zoning                Zone 61

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