

# \$595,691 - 505 Grandin Drive, Morinville

MLS® #E4437278

**\$595,691**

4 Bedroom, 3.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully designed, open-concept home that combines modern features with family in mind. The spacious main level boasts a bright & airy layout, perfect for entertaining or everyday living, anchored by a stylish kitchen complete with granite countertops, NEW dishwasher & plenty of storage. Upstairs, you'll find 3 generous bedrooms, including a luxurious primary suite featuring a walk-in closet, a jetted tub & walk-in shower—your personal retreat after a long day. A large bonus room offers endless possibilities as a media space, home office or play area. The basement adds even more value with additional living space, 4th bedroom, 3 piece bathroom, storage & a unique rock climbing wall, creating a fun & active space for young adventurers. Sunny south-facing, fully fenced yard complete with fruit trees & a covered deck—ideal for year-round enjoyment. One of the STANDOUT FEATURE of this home is the triple car, heated garage with convenient overhead passthrough door to backyard. It has it all!

Built in 2012

## Essential Information

MLS® # E4437278

Price \$595,691



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,933
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	505 Grandin Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E3

### Amenities

Amenities	Deck, Fire Pit
Parking Spaces	6
Parking	Heated, RV Parking, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Notre Dame
Middle	Four Winds
High	M.C.H.S.

### Additional Information

Date Listed	May 19th, 2025
Days on Market	43
Zoning	Zone 61

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