

\$399,555 - 9907 107 Avenue, Morinville

MLS® #E4460459

\$399,555

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

NO CONDO FEES - QUICK POSSESSION*
THE ONLY UNIT UNDER 400K left!!

Landscaping, deck, & all appliances included!

Middle unit home w/2-car garage. Close to schools, & walking distance to grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize.

Featuring 3 Bedrooms, 2.5 bath, M/FLR laundry, basement w/9ft ceilings, primed for a potential 4th bed/bath, & a family room? Upstairs, the spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The 9ft ceiling main floor showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable living room, complete with a custom-designed striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options. ****NOW MOVE-IN-READY!****

Built in 2024

Essential Information

MLS® # E4460459

Price \$399,555



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	9907 107 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	19
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 9:02pm MDT