\$505,555 - 9829 107a Avenue, Morinville

MLS® #E4443860

\$505.555

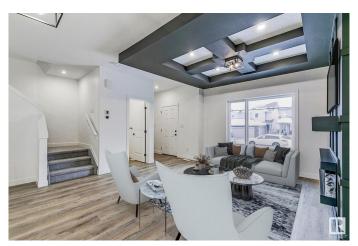
4 Bedroom, 3.50 Bathroom, 1,512 sqft Single Family on 0.00 Acres

Champagne, Morinville, AB

BRAND NEW Single Family Home with Legal Suite! 15 mins to St.Albert & mins away from school, park & grocery stores, this beautiful custom designed home has it all! Upon entrance, you have a huge window inviting a ton of natural light into your gorgeous living RM which offer a stunning feature wall & beautifully decorated ceiling & fireplace. The large dining area can easily accommodate a large family. The corner "L-Shaped" kitchen come w/floor-ceiling cabinets, quartz countertops & a good-sized kitchen island. The main floor is completed w/a spacious laundry room, a powder room & SIDE ENTRANCE to your 1 bed/1bath, LEGAL BASEMENT suite! Upstairs offers office space, a large primary bed w/custom designed feature wall, huge W/I closet w/drawers, & a full en-suite + 2 additional BDRMS & 2nd full bath for the kids/guests + office space (4 Beds, 3.5 Bath total). This beautiful home is perfect for a growing family or a great investment home! *Photos are of similar home, some colors/finishing may differ*







Built in 2025

Essential Information

MLS® # E4443860 Price \$505,555 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,512

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 9829 107a Avenue

Area Morinville

Subdivision Champagne

City Morinville
County ALBERTA

Province AB

Postal Code T8R 2P2

Amenities

Amenities Detectors Smoke, Hot Water Natural Gas

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 20th, 2025

Days on Market 75

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 September 3rd, 2025 at 2:33pm MDT