

\$489,900 - 8906 107 Avenue, Morinville

MLS® #E4429792

\$489,900

4 Bedroom, 3.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

WELCOME TO YOUR NEW HOME BACKING ON TO A GREEN SPACE & WALKING TRAIL! fantastic property is located on a Large Corner lot in the quiet subdivision of Sunshine Lake. Close to Parks, schools, & walking trail is this cozy 4 level split that features 4 bedrms, 2 living rms & 3 full baths. The main floor of this stunning home boasts a bright living/dining rm, large eat in kitchen with plenty of cabinets, counter space & windows, beautiful hardwood floors & custom handrails. Upper floor boasts 2 good sized jr. bedrooms, 4 piece bath & a large primary bedroom with a 3pc ensuite. Lower level is home to the 3rd good sized bedrm, 3rd bath/laundry rm, a large family room highlighted with a wood burning fireplace and large windows for loads of natural light. Basement is home to the utility/storage area, plus a large flex room. Outside is a huge fully fenced back yard with shed, multiple gates, large Deck and is beautifully landscaped yard w/raised garden beds. A Double attached garage completes this wonderful home.

Built in 1991

Essential Information

MLS® # E4429792

Price \$489,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,166
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8906 107 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C6

Amenities

Amenities	Hot Tub
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped

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

School Information

Elementary	Notre Dame Elementary
Middle	G.H. Primeau
High	M.C.H.S.

Additional Information

Date Listed	April 9th, 2025
Days on Market	12
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 April 21st, 2025 at 4:17pm MDT