

## \$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 | 41                |
| Zoning         | Zone 61           |

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Listing information last updated on November 12th, 2025 at 2:17am MST