

\$439,555 - 9825 107a Av, Morinville

MLS® #E4446739

\$439,555

3 Bedroom, 3.00 Bathroom, 1,579 sqft
Single Family

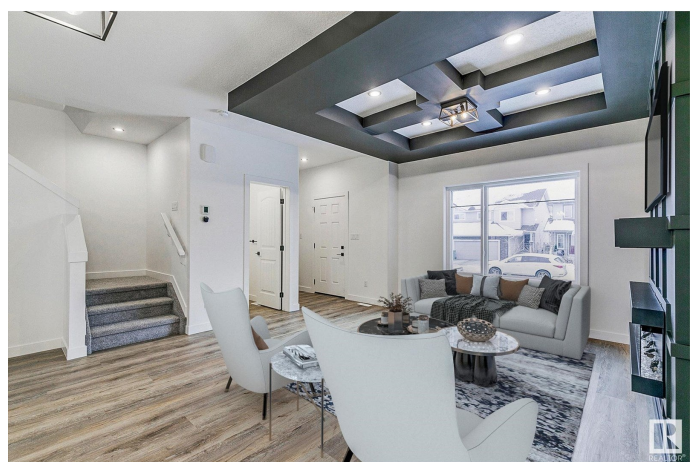
Champagne, Morinville, Alberta

QUICK POSSESSION* BRAND NEW** Single Family Home \$439K! Deck & Front landscaping included! 15 mins to St.Albert & mins away from school, park & grocery stores, this beautiful custom-designed show home is **MOVE-IN-READY!** Upon entrance, you have a huge window inviting a ton of natural light into your gorgeous living RM which offers a stunning feature wall & beautifully decorated ceiling + 3D 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 unspoiled potential **LEGAL BASEMENT** suite? Upstairs offers office space, a large primary bedroom w/custom designed feature wall, a huge W/I closet w/drawers, & a full en-suite + 2 additional BDRMS & 2nd full bath for the kids/guests + office space (3 Beds, 2.5 Bath total). ***Some photos are virtually staged (id:6289)

Built in 2025

Essential Information

Listing #	E4446739
Price	\$439,555
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,579
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9825 107a Av
Subdivision	Champagne
City	Morinville
Province	Alberta
Postal Code	T8R2P2

Amenities

Amenities	Airport, Public Transit, Schools, Shopping
Features	Lane
Parking	Parking Pad

Interior

Appliances	See remarks
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office	Exp Realty
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