

## \$529,900 - 9225 102 Street, Morinville

MLS® #E4416980

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,890 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to your dream home in Westwinds, Morinville! This stunning 1,890 sq ft two-story single-family residence offers the perfect blend of modern comfort and convenience, just a short drive from St. Albert. As you step inside, you'll be greeted by an inviting open-concept main floor featuring a spacious kitchen with a large island and a walk-through pantry—ideal for entertaining or family gatherings. The walkout basement offers endless possibilities, from creating a cozy retreat to a recreational haven. Upstairs, discover a bonus room perfect for movie nights or a home office, along with three generously sized bedrooms. The primary suite is a luxurious retreat with a double vanity ensuite, a private water closet, and a spacious walk-in closet. Two additional bedrooms and 2.5 baths ensure plenty of room for everyone. With a double attached garage, this home combines practicality with style.



Built in 2025

### Essential Information

MLS® #	E4416980
Price	\$529,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,890
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9225 102 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1A0

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 3rd, 2025
Days on Market	173

## 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 June 25th, 2025 at 6:47pm MDT