

## \$240,000 - 46 9511 102 Avenue, Morinville

MLS® #E4429543

**\$240,000**

3 Bedroom, 2.50 Bathroom, 1,231 sqft

Condo / Townhouse on 0.00 Acres

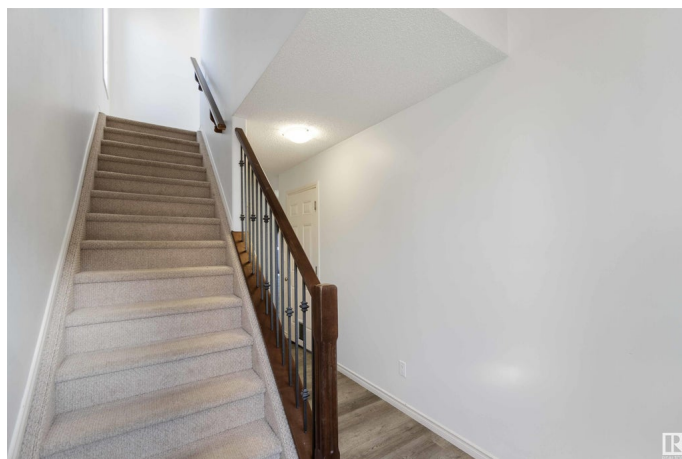
Morinville, Morinville, AB

Welcome to this END UNIT townhouse at Maple Brooke Villas! An affordable, ideal starter home featuring 3 bedrooms and 2 full bathrooms upstairs. The large primary bedroom has vaulted ceilings with a 3pc ensuite and a 4pc bath for the secondary bedrooms. The main floor welcomes you with an open concept floor plan including a 2pc bath, kitchen, living space and the convenience of a gas fireplace. Outside the living area you are greeted with a west-facing, mostly fenced backyard offering ample privacy for those long, summer days. Downstairs is blank canvas to customize as you wish - the ultimate man cave or add a 4th bedroom. Keep your vehicle protected from the elements in the attached garage while your guests park in the adjacent visitor parking. Must be seen in person to fully appreciate!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429543  |
| Price          | \$240,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,231     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 9511 102 Avenue |
| Area        | Morinville         |
| Subdivision | Morinville         |
| City        | Morinville         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8R 0C6            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Parking-Visitor, Vinyl Windows |
| Parking   | Single Garage Attached                        |

### 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        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 61         |
| Condo Fee      | \$336           |

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Listing information last updated on April 26th, 2025 at 2:47pm MDT