

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

MLS® #E4446739

\$439,555

3 Bedroom, 2.50 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Champagne, Morinville, AB

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 size 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 good size master bedroom w/custom designed feature wall, 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

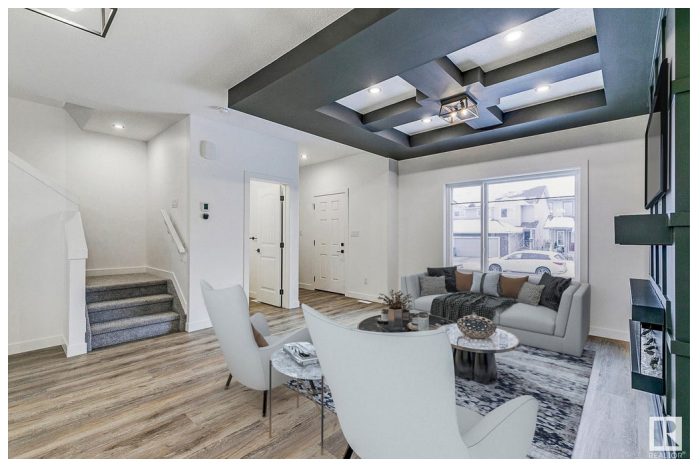
Built in 2025

Essential Information

MLS® # E4446739

Price \$439,555

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,580 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9825 107a Avenue |
| Area | Morinville |
| Subdivision | Champagne |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 2P2 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, Hot Water Natural Gas |
| Parking | Parking Pad Cement/Paved |

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, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 61 |

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Listing information last updated on August 14th, 2025 at 4:47am MDT