

## \$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

BRAND NEW Single Family Home \$439K! 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 offer 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). This beautiful home is perfect for a growing family or a great investment home! \*Some photos are virtually staged\*

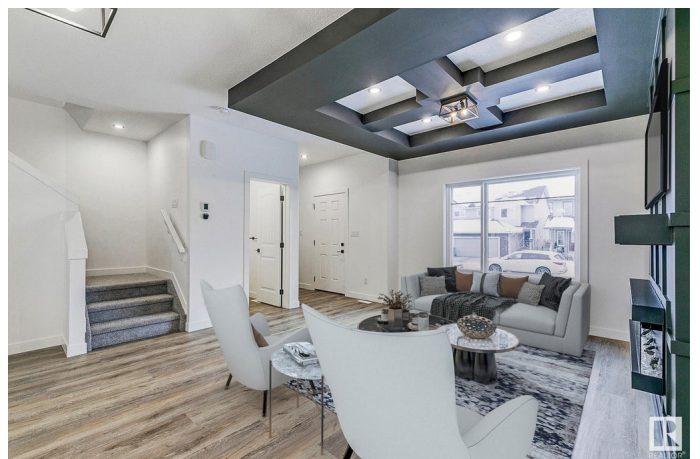
Built in 2025

### 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 | 28             |
| Zoning         | Zone 61        |

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Listing information last updated on August 6th, 2025 at 5:02pm MDT