

# \$528,000 - 9213 102 Street, Morinville

MLS® #E4435973

**\$528,000**

4 Bedroom, 3.50 Bathroom, 1,645 sqft  
Single Family on 0.00 Acres

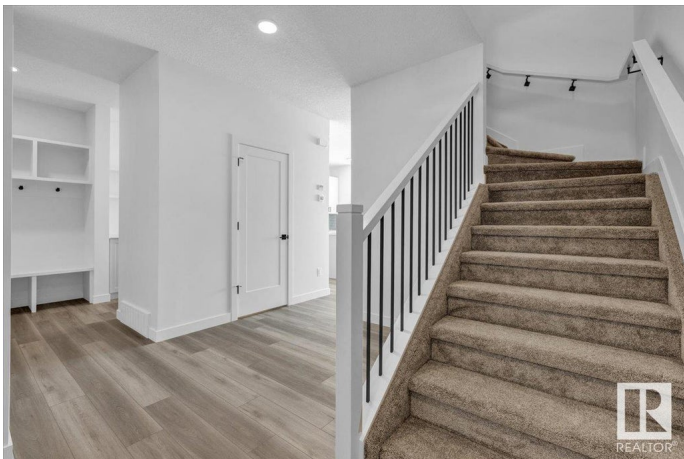
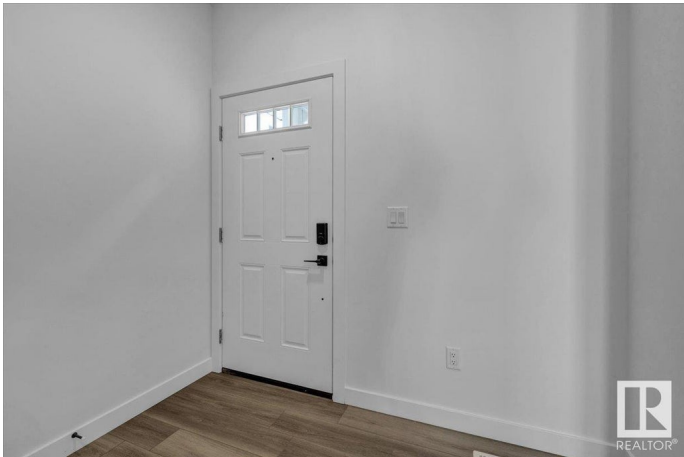
Morinville, Morinville, AB

**INVESTOR OPPORTUNITY! LEGAL SUITE INCOME!** This modern 2-storey new build offers a double attached garage and a fully legal basement suite—ideal for generating extra income. The main floor welcomes you with an open-concept design featuring a cozy electric fireplace, a sleek kitchen with quartz countertops, an island, a pantry, and stylish cabinetry. Upstairs offers a spacious bonus room, laundry, two bedrooms, and a 4pc bath. The primary suite is a true escape, featuring a walk-in closet and a 5-piece ensuite with dual sinks, a stand-up shower, and a separate soaker tub. The legal basement suite features its own bedroom, kitchen, living area, 4-piece bath, and laundry facilities. Estimated rental income: \$2,200 upstairs / \$1,200 basement.  
\*Photos are representative\*

Built in 2025

## Essential Information

MLS® #	E4435973
Price	\$528,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,645
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9213 102 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 12th, 2025

Days on Market 1

Zoning Zone 61

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Listing information last updated on May 13th, 2025 at 1:32pm MDT