

\$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

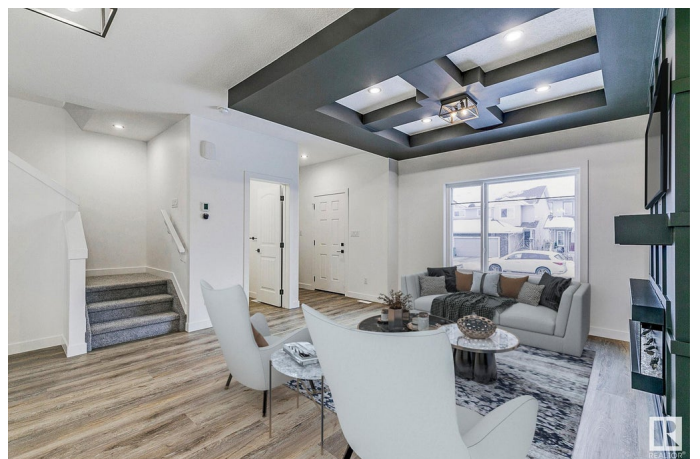
Built in 2025

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	2
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 July 11th, 2025 at 11:33am MDT