

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$499,900 - 9007 102 Avenue, Morinville**

MLS® #E4457053

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,166 sqft  
Single Family on 0.00 Acres

Sunshine Estates, Morinville, AB

UPDATED, 4 LEVEL SPLIT WITH CENTRAL AIR! This stunning, fully finished 4-level split located in the desirable Sunshine Lake Estates is perfect for a growing family. The stylish entrance opens into a spacious living room with large triple-pane windows & beautiful laminate flooring. The bright, oversized kitchen boasts plenty of oak cabinets, granite countertops, stainless steel appliances, & a massive dining area perfect for large gatherings. The lower level offers a cozy family room with a natural gas fireplace, pantry storage, laundry/mudroom with a 2pc bath & access to the oversized double-attached garage. Upstairs you'll find two spacious junior bedrooms, a lovely main bathroom and a primary bedroom with a walk-in closet & 3-piece ensuite with skylight. The fourth level includes a second family room, cold room, Flex space for a hobby room or 4th bedroom if desired, also ample crawl space storage. Outside enjoy the 2-tier deck with a gas BBQ hookup, a gazebo, and a large, fully fenced, landscaped yard.

Built in 1990

### **Essential Information**

MLS® # E4457053

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9007 102 Avenue
Area	Morinville
Subdivision	Sunshine Estates
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1B5

### **Amenities**

Amenities	Air Conditioner, Crawl Space, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame Elementary
Middle	G.H. Primeau
High	M.C.H.S.

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	5
Zoning	Zone 61

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Listing information last updated on September 15th, 2025 at 12:17pm MDT