

## \$265,000 - 29 9904 101 Avenue, Morinville

MLS® #E4446810

**\$265,000**

3 Bedroom, 2.50 Bathroom, 1,444 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

This LaRose Terrace End unit features 4 developed levels of living space! Brand New Furnace, professionally cleaned carpets, freshly painted and updated light fixtures. Open eat-in kitchen with 12 ft. ceilings, large windows and patio doors leading to the back deck. Large living room/dining room with floor to ceiling windows, West facing for loads of natural light. Upstairs offers a spacious primary bedroom with oversized walk-in closet, 4 PC en-suite. Two other good sized bedrooms and 4 PC bath completes the upper floor. The lower level offers family/rec room and laundry. This unit also includes a 12'x21' attached garage. Great location, walking distance to downtown, close to schools, shopping, St. Albert Costco and Edmonton.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446810  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,444     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2007              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 4 Level Split     |
| Status     | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 29 9904 101 Avenue |
| Area        | Morinville         |
| Subdivision | Morinville         |
| City        | Morinville         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8R 0E2            |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                |

### **Interior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 4                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Brick, Vinyl        |
| Exterior Features | Low Maintenance Landscape |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Brick, Vinyl        |
| Foundation        | Concrete Perimeter        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 28             |

|           |         |
|-----------|---------|
| Zoning    | Zone 61 |
| Condo Fee | \$396   |

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Listing information last updated on August 5th, 2025 at 11:17pm MDT