

# \$267,000 - 33 9511 102, Morinville

MLS® #E4462075

## \$267,000

3 Bedroom, 2.50 Bathroom, 1,342 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

Experience the best of both worlds, where small-town living meets big-city convenience. This family-friendly townhome is just minutes from schools, parks, and shopping, making daily routines a breeze. Upstairs, you'll find three generously sized bedrooms, perfect for growing families, plus three bathrooms, including a convenient 2-piece on the main floor. The open-concept layout brings everyone together, with a spacious living room that flows into the kitchen, ideal for busy mornings or relaxed evenings. Out back, a private yard offers a safe and sunny spot to play, unwind, or entertain.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4462075          |
| Price          | \$267,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,342             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 33 9511 102 |
| Area        | Morinville  |
| Subdivision | Morinville  |
| City        | Morinville  |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T8R 0C6     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 61            |
| Condo Fee      | \$336              |

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Listing information last updated on October 21st, 2025 at 7:02pm MDT