

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$494,900 - 9007 102 Avenue, Morinville**

---

MLS® #E4457053

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Sunshine Estates, Morinville, AB

STUNNING, UPDATED 4 LEVEL SPLIT WITH CENTRAL AIR! This gorgeous home is located in the desirable Sunshine Lake Estates & boasts over 2225 sq.ft of total living space! The stylish entrance opens into a spacious living room with 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 Massive family room with a natural gas fireplace, pantry storage, laundry/mudroom, 2pc bath & access to the oversized, double attached garage! Upstairs you'll find 2 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 \$494,900



|                |                        |
|----------------|------------------------|
| 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 | 55                   |
| 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 November 3rd, 2025 at 8:47pm MST