



Morinville **61 Morinville** **LP:** **\$149,900**
 #224 9910 107 ST **SP:** **M**

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4142038
Style:	Single Level Apartment	Bdrms Above:	2
Year Built:	2008	Bdrms Total:	2
Full Baths:	2	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	860.58	Tot A.G. SqM:	79.95

Welcome home to this 2 bedroom 2 bathroom 2 condo in Morinville! When you walk in, the first thing you'll notice is the OPEN CONCEPT living space. The large kitchen has STYLISH DARK CABINETRY and lots of room for STORAGE. The living space has a FUNCTIONAL LAYOUT and plenty of room for your furniture. Right off the living space is the LARGE, PRIVATE BALCONY where you can watch the beautiful sunsets. With no neighbours in sight, it feels really secluded. The patio doors also have a BEE COOL WINDOW TINT to help with heat reduction during the summer. The SPACIOUS MASTER BEDROOM would fit a king size bed comfortably and has a LARGE WALK-THROUGH CLOSET that leads into the 3 piece ENSUITE. This unit also has IN-SUITE LAUNDRY, which is a major plus! The carpets have recently been STEAM-CLEANED and it has been very WELL-MAINTAINED. NATURAL GAS BBQ and PORTABLE A/C UNIT are also included. TWO outdoor parking stalls (tandem). The building has a FITNESS CENTRE and a PARTY/BOARD ROOM.

Directions:

Virtual Tour: <https://youtu.be/ctZfWg1PNE4> **Brochure:** <http://www.224-9910-107st-Morinville.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt	
Baths:	0	0	0	1	0	0	Main:			
Ensuite Baths:		0	1	0	0	0	Uppr:			
Finish Levels:	1						AbGd:			
Fireplace Y/N:	N						Lowr:			
Fireplace Type:							BIGd:			
Parking:	2 Outdoor Stalls, Tandem							Total A.G.:	79.95	860.58
Garage Dim:				Prk Encl/Ttl:	/ 2					

Living Room:	M	Master Bedroom:	M
Dining Room:	M	Bedroom 2:	M
Kitchen:	M	Bedroom 3:	
Family Room:		Bedroom 4:	
Den:			
Bonus Room:			

Flooring:	Carpet, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Hot Water
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Intercom, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Party Room, Storage-In-Suite
Site Influences:	Golf Nearby, Landscaped, Playground Nearby, Recreation Use, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks **Restrictions:** Easement Reg. On Title, Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: Morinville Public **Jr. High School:** Georges H. Primeau **Sr High School:** Morinville Community

Condo Name:	Morinville Place	Condo Fee Incl:	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility,
Condo Fee:	\$385.62	HOA Fee:	
Floor Location:	Other	Floor Number:	2
Balcony/Terrace:	Yes	Unit Exposure:	NW
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$1,326.25 2017			Local Improve:	