

## \$519,000 - 120 Houle Drive, Morinville

MLS® #E4441146

**\$519,000**

5 Bedroom, 3.00 Bathroom, 2,766 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful bi-level in Morinville! Featuring 5 bedrooms and 3 full baths, a **SECOND KITCHEN**, separate laundry and entrance. The main floor is open concept with a bright kitchen, large living space and lots of natural light looking over the backyard. Two spacious bedrooms and a full 4pce bath complete the main floor. Upstairs is the huge Primary suite featuring a cozy office nook perfect for working from home, a 4pce ensuite and walk-in closet. The basement is self contained with 2 bedrooms, a 4pce bath, kitchen and living room. Outside your **PRIVATE**, fully fenced yard is perfect for entertaining or evening bbq's. Additional luxuries are **IN-FLOOR** heating throughout (including garage!) and a new on-demand hot water system. Tucked away on a quiet street, yet close enough to walk to amenities, go fishing, and quick access to St. Albert and Edmonton.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441146  |
| Price      | \$519,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,766                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 120 Houle Drive |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0E1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 7th, 2025 |
|-------------|----------------|

Days on Market 9

Zoning Zone 61

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Listing information last updated on June 16th, 2025 at 5:47pm MDT