

## **\$349,900 - 601 Sunnydale Road, Morinville**

MLS® #E4423986

**\$349,900**

4 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

EXCELLENT LOCATION. FLOOR PLAN & LANDSCAPE, 3 BDRMS, 2 BATHS, 4PC & 3PC. FIREPLACE ROUGHED IN. THE GARAGE IS INSULATED, 220V WIRED W/DRIVE THRU BACK DOOR. Excellent layout in this lovely 4 level split located in the desirable Sunshine Lake subdivision. Close to all schools, shopping and CFB Edmonton. This home features a large corner lot, fully fenced with room for an RV in the back yard. The cozy living room is bright a cheerful with a newer bay window. The functional eat in kitchen boasts numerous cabinets with lots of counter space, window above the sink, pantry closet and dining space. Upper level is home to the primary bedroom and 1 jr. bedroom and main bath with access from the primary bedroom. Lower level features a family room, combined bedroom that currently is used for the laundry room and a 3pc bath. Basement has the last bedroom, utility room and a rec room. This home has tons of potential!

Built in 1984

### **Essential Information**

MLS® #	E4423986
Price	\$349,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	937
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	601 Sunnydale Road
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C7

### Amenities

Amenities	Fire Pit
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### School Information

Elementary	Notre Dame
Middle	G.H. Primeau
High	M.C.H.S.

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 61

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