

## \$425,000 - 575 Sunnydale Road, Morinville

MLS® #E4424852

**\$425,000**

5 Bedroom, 3.00 Bathroom, 1,347 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Stunning 1,346 SQFT Bungalow in an Excellent Location with Second Kitchen! Nestled in one of Morinville's most picturesque areas, 4-bedroom + den home backs onto a serene pond & just steps from schools, parks, & walking paths. Perfect for investors, families, and first-time buyers, this home offers fantastic value! The main floor features a renovated kitchen w/ample cabinets, counter space, & eating bar, along w/separate dining area and a spacious living room w/cozy gas fireplace (new 2019). The king-sized master includes an ensuite, & two additional bedrooms, 4pc bath & Stacked Laundry complete the Main. Lower level has a lg bedroom, separate den, 4pc bath, family-sized rec room, separate laundry area & abundant storage space. Recent upgrades include newer flooring, some new windows, , HWT 2024, 40yr SHINGLES 2019, main bath fixtures. The beautifully landscaped, fully fenced, tree-lined yard creates a peaceful retreat. A single attached garage completes this home. This opportunity won't last long!

Built in 1981

### Essential Information

MLS® #	E4424852
Price	\$425,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,347
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	575 Sunnydale Road
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C4

### Amenities

Amenities	Deck
Parking	Single Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, View Lake

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public
Middle	GH Primeau
High	MCHS

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	4
Zoning	Zone 61

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