

## \$595,000 - 128 Houle Drive, Morinville

MLS® #E4299897

**\$595,000**

5 Bedroom, 4.00 Bathroom, 2,706 sqft

Single Family on 0.13 Acres

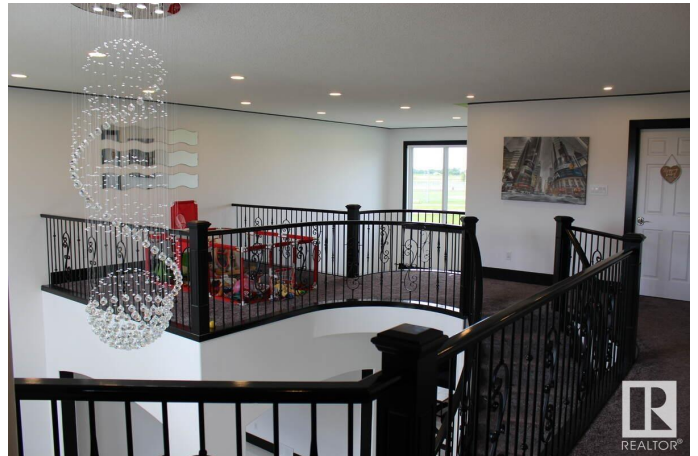
Morinville, Morinville, AB

For additional information on this property, please click on "View Listing on Realtor Website". LUXURY AT IT'S FINEST! Over 4,000 sq feet of architecturally designed living space, offering a wealth of design features. Breathtaking open concept 18ft ceilings with soaring windows offering tons of natural light. Energy efficient with LED lighting, full HRV system and triple pane windows. Professionally finished LEGAL SUITE WITH SIDE ENTRANCE currently under 3 month remaining lease (renters flexible to extend or vacate). The suite has separate entrance, 9' ceilings, second kitchen, second furnace, second laundry, 1 year old LG kitchen appliances, 2 bedrooms and an office. Landscaping and fence in the process of being completed. 10 minutes from St. Albert. New Home Warranty transferable. This home has it all, show with confidence.

Built in 2018

### Essential Information

MLS® #	E4299897
Price	\$595,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,706
Acres	0.13
Year Built	2018
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

### Community Information

Address	128 Houle Drive
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Laundry-Common, Laundry-In-Suite, Programmable Thermostat, Cable TV Connection, Hot Water Tank - Energy Star, Walk-up Basement
Features	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Laundry-Common, Laundry-In-Suite, Programmable Thermostat, Cable TV Connection, Hot Water Tank - Energy Star, Walk-up Basement
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached
# of Garages	2

### Interior

Interior	Carpet, Ceramic Tile
Interior Features	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Refrigerators-Two, Humidifier-Power (Furnace), Stove-Countertop Gas, Dryer-Two, Washers-Two, Appliances Negotiable
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Gas, Glass Door, Tile Surround
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished, Walk-up

**Exterior**

Exterior	Vinyl
Exterior Features	Golf Nearby, Not Landscaped
Construction	Wood Frame

**School Information**

Elementary	Morinville Public
Middle	Ecole Notre Dame

**Additional Information**

Date Listed	June 15th, 2022
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Listing information last updated on May 20th, 2024 at 12:31am MDT