

# \$595,691 - 505 Grandin Drive, Morinville

MLS® #E4437278

**\$595,691**

4 Bedroom, 3.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully designed, open-concept home that combines modern features with family in mind. The spacious main level boasts a bright & airy layout, perfect for entertaining or everyday living, anchored by a stylish kitchen complete with granite countertops, NEW dishwasher & plenty of storage. Upstairs, you'll find 3 generous bedrooms, including a luxurious primary suite featuring a walk-in closet, a jetted tub & walk-in shower—your personal retreat after a long day. A large bonus room offers endless possibilities as a media space, home office or play area. The basement adds even more value with additional living space, 4th bedroom, 3 piece bathroom, storage & a unique rock climbing wall, creating a fun & active space for young adventurers. Sunny south-facing, fully fenced yard complete with fruit trees & a covered deck—ideal for year-round enjoyment. One of the STANDOUT FEATURE of this home is the triple car, heated garage with convenient overhead passthrough door to backyard. It has it all!

Built in 2012

## Essential Information

MLS® # E4437278

Price \$595,691



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,933                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 505 Grandin Drive |
| Area        | Morinville        |
| Subdivision | Morinville        |
| City        | Morinville        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8R 0E3           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Fire Pit                             |
| Parking Spaces | 6  |
| Parking        | Heated, RV Parking, Triple Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |            |
|------------|------------|
| Elementary | Notre Dame |
| Middle     | Four Winds |
| High       | M.C.H.S.   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 61        |

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Listing information last updated on June 17th, 2025 at 4:02pm MDT