

Courtesy Of Ashley L Moore Of Century 21 Masters

## \$415,000 - 732 Grandin Drive, Morinville

MLS® #E4453189

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Step inside this beautifully renovated open concept home and instantly feel the warmth and comfort it offers. With 4 spacious bedrooms & 2 bathrooms, this clean and well maintained home is perfect for families or anyone seeking space and style. The bright and airy layout flows effortlessly from the modern kitchen into the inviting dining and living room, making it ideal for entertaining. The basement is full of charm and includes a bedroom, a large family room with a freestanding gas fireplace & dry bar. The HUGE storage area has room for all of your seasonal stuff and more! The double detached heated garage ensures your vehicles stay warm during our cold winter nights. The large private fenced yard offers plenty of space for all your outdoor fun. Located close to schools and in a family friendly neighbourhood, this property combines convenience & comfort. Many renovations were completed recently including, hardwood floors, HWT, furnace and AC, deck, fence, eaves and shingles!!

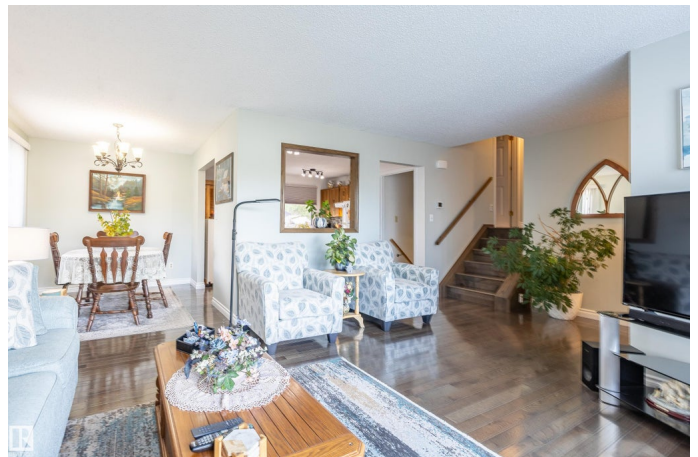
Built in 1977

### Essential Information

MLS® # E4453189

Price \$415,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 732 Grandin Drive |
| Area        | Morinville        |
| Subdivision | Morinville        |
| City        | Morinville        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8R 1K2           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, Fire Pit                 |
| Parking   | Double Garage Detached, Heated |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Freestanding                                                                                                           |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Morinville Public         |
| Middle     | Four Winds                |
| High       | Morinville Community High |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 61           |

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Listing information last updated on August 21st, 2025 at 11:03am MDT