

# \$614,900 - 107 East View Drive, Morinville

MLS® #E4459306

**\$614,900**

2 Bedroom, 1.50 Bathroom, 1,377 sqft  
Single Family on 0.00 Acres

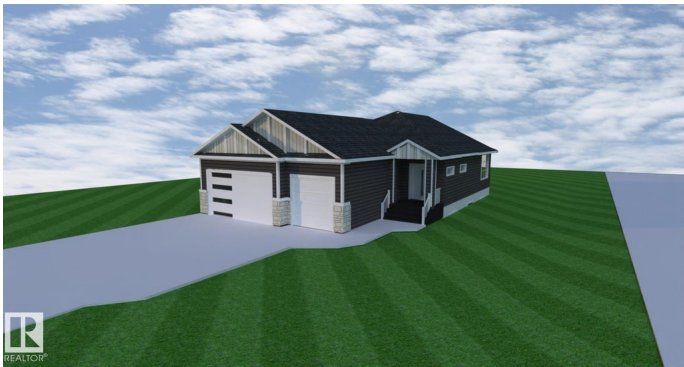
Morinville, Morinville, AB

Discover this brand new 1,377 sq. ft. bungalow that perfectly balances style and function. The open-concept main floor is bright and inviting, featuring vaulted ceilings in the living room, a sleek electric fireplace with custom built-ins, and a coffered ceiling detail over the kitchen and dining areas. Quartz countertops are found throughout, adding timeless appeal, with many finish selections still customizable to suit your style. The main level offers 2 bedrooms and 1.5 baths, including a generous primary suite. With the optional basement development, you can create up to 2 additional bedrooms, a flex room, and 2.5 baths—ideal for family, guests, or a home office. Outside, the oversized 3-car garage provides ample space for vehicles, tools, or hobbies, making it a true standout. This home offers both fine finishes and flexibility, giving you the chance to design a home perfectly tailored to your needs. Built by Atlas Premium Homes.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459306  |
| Price      | \$614,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,377                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 107 East View Drive |
| Area        | Morinville          |
| Subdivision | Morinville          |
| City        | Morinville          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8R 1T3             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Notre Dame      |
| Middle     | Primeau         |
| High       | Morinville High |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 61              |

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Listing information last updated on October 14th, 2025 at 10:18am MDT