

## \$499,900 - 3 7800 94 Street, Morinville

MLS® #E4417777

**\$499,900**

1 Bedroom, 1.50 Bathroom, 1,264 sqft

Condo / Townhouse on 0.00 Acres

South Glens, Morinville, AB

Welcome to Dakova Gardens! This brand new 1270 sqft half duplex offers unparalleled luxury living in a contemporary design. From the moment you step into the grand front foyer, you'll be greeted with elegance and style. This home features a open concept layout that seamlessly connects the kitchen, dining area, and family room which is highlighted by vaulted ceilings. Primary bedroom, multi-purpose flex rm, 1.5 bathrooms, main floor laundry, huge "Country Kitchen" Finishings include quartz countertops, mixture of engineered wood and carpet, tile in the bathroom and laundry room, gas fireplace, triple pane windows, rough in vac, 9â€• basement ceilings, front landscaping, double attached garage, deck and so much more! Situated in the peaceful neighborhood of South Glens. Minutes from Costco, Sturgeon Hospital, and all amenities. Carefree living at it's finest!

Built in 2025

### Essential Information

MLS® #	E4417777
Price	\$499,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	3 7800 94 Street
Area	Morinville
Subdivision	South Glens
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0A7

### Amenities

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame
Middle	Four Winds
High	Morinville Community High

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	167
Zoning	Zone 61
Condo Fee	\$100

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