

\$399,900 - 542 Sunnydale Road, Morinville

MLS® #E4443072

\$399,900

4 Bedroom, 3.00 Bathroom, 1,539 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Bungalow w/1539 sq ft up + mostly finished basement. Heated by new boiler system: efficient, cost effective heat. PRIME LOCATION 100m to playground 0.5km to Middle School, 0.9km to High School. 200m to Sunshine Lake. Walking distance to Morinville Leisure Centre. 2nd owners: house was built to last. Large windows - bright home. Formal dining open to kitchen. In floor heating. Solid oak cabinets in kitchen (which have been painted). Tons of cabinets & lower drawers. Breakfast nook offers additional dining w/bay windows looking onto backyard. 3-season rm lined in cedar. Rear deck. Fully fenced yard. King-sized primary suite w/walk-in closet & full ensuite. Beds 2 & 3 are similar in size. Full bath on main. Main floor laundry off rear entry. Double garage is drywalled & HEATED. Basement has spacious bedroom, full bathroom, huge rec room, and is SET UP FOR FUTURE WET BAR (see East wall, outside storage rm). Another bedroom is framed and ready to develop. NEWER ROOF. 2024 taxes: \$4,091.84 Lot size 592.72 sq m.



542 Sunnydale Dr

- 4 BEDROOMS/3 BATHS
- BUNGALOW
- SPACIOUS BEDROOMS
- SOLID OAK CABINETRY
- PARTLY FINISHED BASEMENT WITH SPACIOUS BEDROOM AND FULL BATHROOM. ANOTHER BEDROOM IS FRAMED AND READY TO DEVELOP
- IN FLOOR HEATING IN BASEMENT
- NEWER ROOF AND BOILER SYSTEM
- FULL OF NATURAL LIGHT
- DOUBLE ATTACHED GARAGE - INSULATED AND HEATED
- LARGE BACKYARD WITH DECK
- POSSESSION IS FLEXIBLE
- WALKING DISTANCE TO SCHOOLS, PARKS, AND MORINVILLE LEISURE CENTRE. EXCELLENT FOR FAMILIES WITH CHILDREN
- 3 SEASON ROOM LINED IN CEDAR
- LOT SIZE 592 SQ M / 6380 SQ FT
- TAXES WERE \$4,091.84 IN 2024
- ROUGHLY 2,006 SQ FT OF DEVELOPED LIVING SPACE.

Built in 1990

Essential Information

MLS® # E4443072
Price \$399,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,539
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	542 Sunnydale Road
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1B8

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
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Exterior Features Fenced, Flat Site, Landscaping, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Brick, Stucco, Vinyl
Foundation Concrete Perimeter



Additional Information

Date Listed June 19th, 2025
Days on Market 3
Zoning Zone 61

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