

# \$224,900 - 201 1 Avenue South, Morrin

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MLS® #A2251515

**\$224,900**

4 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.14 Acres

NONE, Morrin, Alberta

4-Bedroom, 2-Bath Home with Detached  
Garage, Fenced Yard & Small-Town Charm

This spacious 4-bedroom, 2-bathroom home offers comfort, flexibility, and room to grow—perfectly situated in a quiet, small-town setting that combines community charm with everyday convenience.

The main floor features a bright living area, a functional kitchen with plenty of cabinet space, a dedicated dining area, and three well-sized bedrooms, including a primary suite with its own private ensuite bathroom. A second full bathroom is also located on the main floor for added convenience.

The partially finished basement includes a fourth bedroom, plus additional space ready to be customized for a family room, home office, gym, or storage.

Step outside to enjoy the fully fenced backyard, ideal for kids, pets, and outdoor entertaining. The oversized detached garage offers ample room for vehicles, tools, or a workshop.

Enjoy the peaceful pace of small-town living, with local schools, parks, and amenities just minutes away. This home offers the space, privacy, and potential to make it truly your own.



Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251515    |
| Price          | \$224,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,078       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 201 1 Avenue South |
| Subdivision | NONE               |
| City        | Morrin             |
| County      | Starland County    |
| Province    | Alberta            |
| Postal Code | T0J 2B0            |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Laminate Counters, No Smoking Home, Storage                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage                |
| Lot Description   | Back Lane, City Lot, Corner Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 57                |
| Zoning         | R-1               |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate |
|----------------|-----------------------------------|

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