

# \$359,900 - 13 Laurel Drive, Morinville

MLS® #E4451236

## \$359,900

3 Bedroom, 2.00 Bathroom, 1,489 sqft  
Land Lease Community on 0.00 Acres

Morinville, Morinville, AB

Discover Your Dream Home in Morinville!  
Welcome to a truly exceptional manufactured home nestled in the tranquil Meadows of Morinville. Perfectly positioned with only one immediate neighbor, this former show home offers privacy, style, and luxurious living all in one package. From the moment you arrive, you'll be captivated by the open-concept design, modern finishes, and thoughtful touches throughout. Whether you're entertaining in the spacious kitchen, relaxing in the sunlit living room, or unwinding in the lavish primary suite, every space has been crafted for comfort and elegance. Step outside to enjoy a beautifully landscaped, fully fenced yard—your own private oasis complete with a large deck and heated garage. This is more than just a house; it's a place to truly call home.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451236  |
| Price          | \$359,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,489     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Land Lease Community   |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13 Laurel Drive |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2P7         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |

### Exterior

|              |        |
|--------------|--------|
| Exterior     | Wood   |
| Construction | Wood   |
| Foundation   | Piling |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Morinville Public |
| Middle     | G.H. Primeau      |
| High       | M.C.H.S.          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 60               |
| Zoning         | Zone 61          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 4th, 2025 at 8:32pm MDT