

# \$229,900 - 201 1 Avenue South, Morrin

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MLS® #A2251515

**\$229,900**

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	\$229,900
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, Corner Lot, Landscaped, Level, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	Royal LePage Wildrose Real Estate-Drumheller
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