

# \$259,900 - 206 1 Avenue S, Morrin

MLS® #A2212568

**\$259,900**

5 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.14 Acres

NONE, Morrin, Alberta

Welcome to your perfect small-town retreat!

This lovely detached bungalow offers the comfort of single-level living with 5 spacious bedrooms and 2 full bathrooms, ideal for families, retirees, or anyone looking for a peaceful place to call home.

Step onto the beautiful front deck, perfect for morning coffee or relaxing evenings, and enjoy the quiet charm of the neighborhood. Inside, you'll find a warm and welcoming layout, with plenty of natural light, a functional kitchen, and a cozy living area.

The home includes a single-car garage—great for extra storage or keeping your vehicle out of the elements.

Located in the quaint community of Morrin, you'll love the convenience of a brand new K-12 school just around the corner, making it ideal for young families. And when you're ready for a night out, there's a great restaurant/pub right in town—perfect for a casual meal, catching the game, or meeting up with friends. Other amenities include an arena, post office, bank and library. Whether you're settling down or starting fresh, this bungalow offers the perfect blend of comfort, community, and charm. HWT 2018, Shingles 2015, new garage door.



Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212568    |
| Price          | \$259,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,086       |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 206 1 Avenue S  |
| Subdivision | NONE            |
| City        | Morrin          |
| County      | Starland County |
| Province    | Alberta         |
| Postal Code | T0J 2B0         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Alley Access, On Street, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Back Yard, Back Lane, Standard Shaped Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Aluminum Siding                           |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 15th, 2025  
Days on Market        160  
Zoning                      R

**Listing Details**

Listing Office            Royal LePage Wildrose Real Estate-Drumheller

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