

## \$384,900 - 10204 97 Avenue, Morinville

MLS® #E4432726

**\$384,900**

5 Bedroom, 1.50 Bathroom, 1,116 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Updated and Loved! ALL THE MAJOR ITEMS HAVE BEEN DONE including Roof, INSULATION ADDED under Vinyl Siding, Windows, Concrete Leveling, and LIFETIME VINYL FENCE in the back yard. Spacious living room is FILLED WITH NATURAL LIGHT, with MAPLE HARDWOOD AND TILE FLOORS throughout. UPDATED KITCHEN with gas range, lots of storage plus a view of the yard. Dinette is adjacent with ROOM FOR THE FAMILY. 3 Bedrooms are next to the updated Main bathroom with an EXTRA DEEP FIBERGLASS TUB! Full width concrete patio at the Rear entry that could be separated to make a secondary suite. Basement was finished years ago and needs some updating but ALL THE BONES ARE HERE. 2 bedrooms, WIDE OPEN REC ROOM with a wet bar and cabinets at the far end. 2 piece bathroom is ready for the shower to be finished. EXTRA LARGE LOT is 60' x 143' with back alley access. 24x26 Double GARAGE IS INSULATED with newer overhead doors. New Furnace, HWT and A/C are all on service contract with lease. Great Property ready for new owners!

Built in 1968

### Essential Information

MLS® # E4432726



Price	\$384,900
Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10204 97 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1G1

### Amenities

Amenities	Air Conditioner, Insulation-Upgraded
Parking	220 Volt Wiring, Double Garage Detached, Front/Rear Drive Access, Insulated, Rear Drive Access, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public
Middle	GHP
High	MCHS

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	7
Zoning	Zone 61

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Listing information last updated on May 2nd, 2025 at 8:32am MDT