

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## \$449,900 - 10406 101 Avenue, Morinville

MLS® #E4444082

**\$449,900**

4 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

.97 OF AN ACRE DRIVE THROUGH PROPERTY WITH HOME AND DOUBLE DETACHED GARAGE!! This is a fantastic opportunity to enjoy Acreage living right in town. This massive, gated, park like property is located on a quiet street and is just waiting for a new family! Youâ€™ll love the property and the lovely bi-level home that features a good sized functional kitchen with plenty of cabinets & counter space, a spacious dining area with room for a good size table great for entertaining & is open to the living room that boasts gleaming hardwood floors and a large South facing window. This cozy home also features 2 bedrooms up & 2 bedrooms down, 2 full baths, a large family room, back porch with 2nd fridge, newer furnace & Hwt, newer roof, windows (except in the Living rm) 2 tier deck, natural gas BBQ hook up, raised flower beds, cherry, apple and pear, trees, tons of parking, greenhouse, a large double detached garage, two sheds packing bunch of green space. Close to schools and all of downtown Morinvilleâ€™s amenities.

Built in 1970

### Essential Information

MLS® # E4444082

Price \$449,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	10406 101 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E5

### **Amenities**

Amenities	Deck, R.V. Storage
Parking Spaces	20
Parking	Double Indoor, Front Drive Access, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

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

Date Listed	June 24th, 2025
Days on Market	7
Zoning	Zone 61

