

## **\$299,000 - 10607 98 Avenue, Morinville**

---

MLS® #E4427864

### **\$299,000**

3 Bedroom, 1.50 Bathroom, 645 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this charming 640sq ft home with large PIE SHAPED lot in a quiet CUL-DE-SAC. This well maintained property is ready for you to move in and make it your own. Downstairs you have 3 bedrooms, New vinyl plank and renovated 4 piece bathroom. Upstairs you have a large living room, kitchen, 2 piece bath and laundry. Despite its compact size, the home offers a thoughtfully designed layout that maximizes every sq ft, providing functionality and style. One of the stand out features is this properties is the expansive backyard, a rare find in Morinville. Whether you're looking to create a private garden oasis, entertain your friends and family, or give your kids and pets plenty of space to play, this yard has endless potential.

Built in 1982

### **Essential Information**

MLS® #	E4427864
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	645
Acres	0.00



Year Built 1982  
Type Single Family  
Sub-Type Detached Single Family  
Style Bi-Level  
Status Active

### Community Information

Address 10607 98 Avenue  
Area Morinville  
Subdivision Morinville  
City Morinville  
County ALBERTA  
Province AB  
Postal Code T8R 1E4

### Amenities

Amenities Off Street Parking, On Street  
Parking Front Drive Access, RV Parki

### Interior

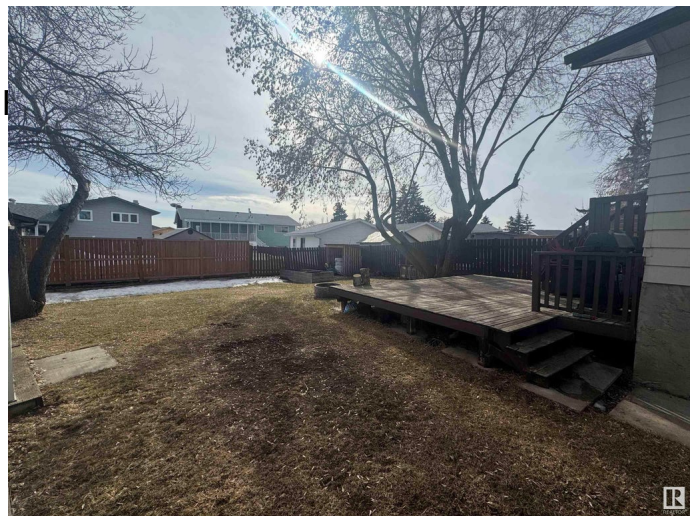
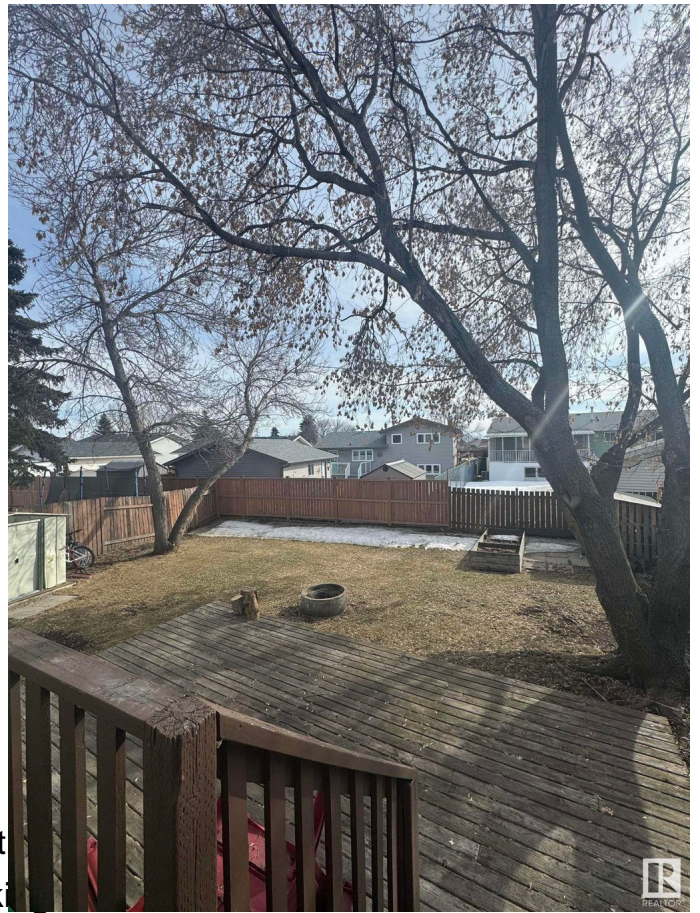
Appliances Dishwasher-Built-In, Dryer, W  
Washer, See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Metal  
Exterior Features Cul-De-Sac, Fenced, Playground Nearby, Schools, Treed Lot  
Roof Asphalt Shingles  
Construction Wood, Metal  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 27th, 2025  
Days on Market 7  
Zoning Zone 61



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 April 3rd, 2025 at 4:32pm MDT