

## \$305,000 - 10617 98 Avenue, Morinville

MLS® #E4434752

**\$305,000**

3 Bedroom, 1.50 Bathroom, 592 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Perfect starter home! This beautifully maintained bi-level sits in a quiet, family-friendly cul-de-sac and is move-in ready. With 3 good-sized bedrooms and stylish updates throughout, it's ideal for first-time buyers. The main floor offers a bright living room, dining area, and updated kitchen with under-cabinet lighting and a skylight that floods the space with natural light. You'll also find a handy 2-piece bath with laundry and a large storage room. The basement features all 3 bedrooms, a 4-piece bath, and more storage under the stairs. Outside, enjoy a private, fully fenced yard with mature trees, a huge shed, and low-maintenance landscaping. Updates include windows and deck (2017). Close to schools, trails, playgrounds, and a pond â€” this gem has it all for young families or couples ready to make their move! some pictures are virtually stages

Built in 1983

### Essential Information

MLS® #	E4434752
Price	\$305,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	592
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	10617 98 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E4

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, Vinyl Windows
Parking	Front Drive Access

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	7
Zoning	Zone 61

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