# \$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! You'II 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

## **School Information**

Elementary Morinville Public

Middle G.H. Primeau

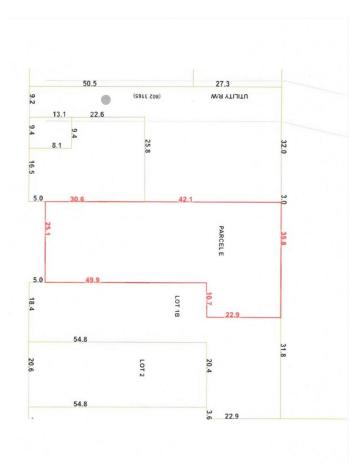
High M.C.H.S.

## **Additional Information**

Date Listed June 24th, 2025

Days on Market 24

Zoning Zone 61



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF 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 July 18th, 2025 at 4:02am MDT