# \$313,000 - 10416 98 Avenue, Morinville

MLS® #E4439738

#### \$313,000

2 Bedroom, 1.50 Bathroom, 523 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this charming and move-in ready 2 bedroom, 2 bath home, perfectly tucked away on a quiet cul-de-sac in the heart of Morinville. Ideal for first-time buyers, downsizers, or anyone looking for low-maintenance living, this property offers the perfect combination of comfort, privacy, and convenience. Step inside to a bright, open layout with generous living spaces, a cozy, functional kitchen, and spacious bedrooms. The screened-in deck extends your living space and offers the perfect spot to relax while overlooking a private backyard that backs directly onto open sport fields â€" no rear neighbours! Outside, you'II appreciate the oversized single car garage, providing extra storage or workspace â€" a perfect bonus for your lifestyle. Located close to parks, schools, and amenities, you'II love the quiet setting with easy access to everything you need.

Built in 1982

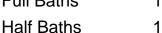
#### **Essential Information**

MLS®# E4439738 Price \$313,000

**Bedrooms** 2

**Bathrooms** 1.50

Full Baths 1









Square Footage 523
Acres 0.00
Year Built 1982

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

## **Community Information**

Address 10416 98 Avenue

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 1C8

#### **Amenities**

Amenities Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No

**Smoking Home** 

Parking Over Sized, Single Garage Detached

#### Interior

Appliances Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control,

Hood Fan, Refrigerator, Satellite TV Dish, 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, Cul-De-Sac, No Back Lane, Playground

Nearby, Private Setting, Schools, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 31st, 2025

Days on Market 12

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 June 12th, 2025 at 3:32am MDT