

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 | 17 |
| Zoning | Zone 61 |

