

## \$350,000 - 9820 104 Avenue, Morinville

MLS® #E4447143

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,553 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Affordable Single Family Home with Tons of Potential! Here's your chance to own a spacious single family home at a price that won't break the bank! With plenty of room for any family and the opportunity to add your own personal touches, this property is perfect for buyers looking to build sweat equity. The bright and open main floor features a welcoming living room, dining area, and functional kitchen—ideal for everyday living and entertaining. Upstairs, the second floor offers two generously sized bedrooms and a versatile bonus room, perfect for a home office, playroom, or media space. The entire third floor is dedicated to a massive primary suite, complete with a private ensuite. The unfinished basement is a blank canvas—ready for your custom design. Homes at this price don't last long. Don't miss out!

Built in 2009

### Essential Information

MLS® #	E4447143
Price	\$350,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,553
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Residential Attached
Style	2 and Half Storey
Status	Active

### Community Information

Address	9820 104 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C2

### Amenities

Amenities	Fire Pit
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Zoning Zone 61

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