

# \$215,000 - 9704 104 Street, Morinville

MLS® #E4460388

**\$215,000**

3 Bedroom, 0.50 Bathroom, 631 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Investor Alert! This 3-bedroom bi-level is an excellent income-producing property with long-term tenants already in place. Currently rented on a fixed-term lease until June 30, 2026, this home offers consistent cash flow from day one. While the property does require updating and is being sold in “as-is” condition, it presents a solid opportunity for those looking to add value over time. The functional bi-level layout includes a bright living area, three bedrooms, and a lower level with additional space for future development or renovations. Located in a convenient neighborhood close to schools, parks, and amenities, this property combines reliable tenancy with strong long-term potential. A great fit for investors seeking steady returns and the opportunity to improve value down the road.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460388  |
| Price          | \$215,000 |
| Bedrooms       | 3         |
| Bathrooms      | 0.50      |
| Half Baths     | 1         |
| Square Footage | 631       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9704 104 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1C8         |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Metal              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Metal              |
| Foundation        | Concrete Perimeter       |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Primeau                |
| Middle     | Notre Dame             |
| High       | Morinville High School |

### **Additional Information**

Date Listed            October 1st, 2025

Days on Market      38

Zoning                Zone 61

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Listing information last updated on November 8th, 2025 at 2:17am MST