

\$305,000 - 10617 98 Avenue, Morinville

MLS® #E4434752

\$305,000

3 Bedroom, 1.50 Bathroom, 592 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Perfect starter home! This beautifully maintained bi-level sits in a quiet, family-friendly cul-de-sac and is move-in ready. With 3 good-sized bedrooms and stylish updates throughout, it's ideal for first-time buyers. The main floor offers a bright living room, dining area, and updated kitchen with under-cabinet lighting and a skylight that floods the space with natural light. You'll also find a handy 2-piece bath with laundry and a large storage room. The basement features all 3 bedrooms, a 4-piece bath, and more storage under the stairs. Outside, enjoy a private, fully fenced yard with mature trees, a huge shed, and low-maintenance landscaping. Updates include windows and deck (2017). Close to schools, trails, playgrounds, and a pond â€” this gem has it all for young families or couples ready to make their move! some pictures are virtually stages

Built in 1983

Essential Information

MLS® #	E4434752
Price	\$305,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	592
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	10617 98 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E4

Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, Vinyl Windows
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 6th, 2025
Days on Market	6
Zoning	Zone 61

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