

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	10
Zoning	Zone 61

