# \$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! You'II 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€<sup>~</sup>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
Туре	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

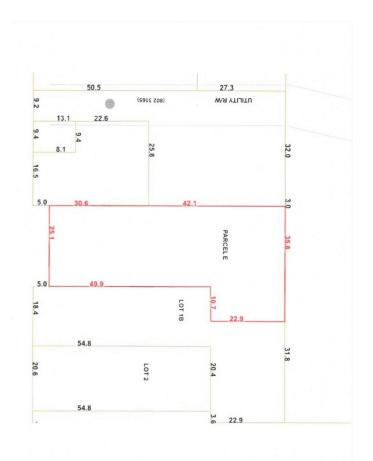
Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **School Information**

Elementary	Morinville Public
Middle	G.H. Primeau
High	M.C.H.S.

#### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	10
Zoning	Zone 61



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Listing information last updated on July 4th, 2025 at 7:17am MDT