# \$404,999 - 9608 98a Street, Morinville

MLS® #E4444660

#### \$404.999

3 Bedroom, 2.00 Bathroom, 1,071 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this well-maintained character home nestled in the peaceful town of Morinville. This charming property offers 3 bedrooms, 2 bathrooms, and a cozy bonus room in the basement featuring a wood-burning fireplace. The expansive backyard is a gardener's dream, complete with a vegetable garden, fruit trees, and extra green space to enjoy. The double car garage includes a partially converted, heated shop space ideal for projects or storage. Additional features include a security system, and the home is conveniently located near schools and within walking distance to many of the great amenities Morinville has to offer.



#### **Essential Information**

MLS® # E4444660 Price \$404,999

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,071 Acres 0.00

Year Built 1975

Type Single Family

Sub-Type Detached Single Family







Style 3 Level Split

Status Active

## **Community Information**

Address 9608 98a Street

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 1H2

#### **Amenities**

Amenities Air Conditioner, Crawl Space, Deck

Parking Single Garage Detached, See Remarks

### Interior

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Woodstove

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground

Nearby, Schools, Vegetable Garden

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 130

Zoning Zone 61

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