

\$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 | 4 |
| Zoning | Zone 61 |

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