

## \$350,000 - 9820 104 Avenue, Morinville

MLS® #E4447143

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,553 sqft

Single Family on 0.00 Acres

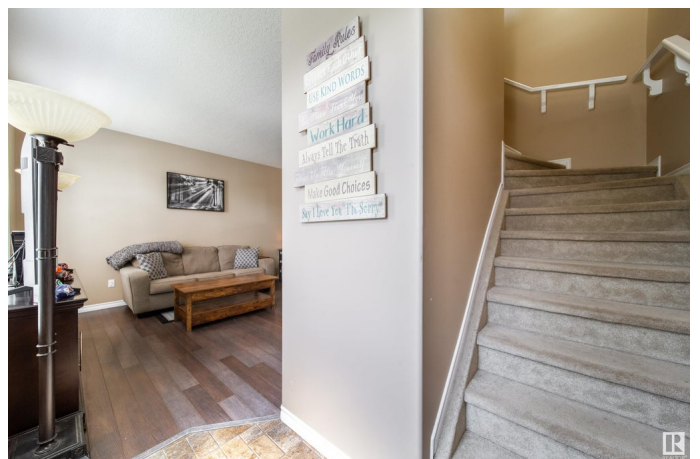
Morinville, Morinville, AB

Affordable Single Family Home with Tons of Potential! Here's your chance to own a spacious single family home at a price that won't break the bank! With plenty of room for any family and the opportunity to add your own personal touches, this property is perfect for buyers looking to build sweat equity. The bright and open main floor features a welcoming living room, dining area, and functional kitchen—ideal for everyday living and entertaining. Upstairs, the second floor offers two generously sized bedrooms and a versatile bonus room, perfect for a home office, playroom, or media space. The entire third floor is dedicated to a massive primary suite, complete with a private ensuite. The unfinished basement is a blank canvas—ready for your custom design. Homes at this price don't last long. Don't miss out!

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447143  |
| Price      | \$350,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,553                |
| Acres          | 0.00                 |
| Year Built     | 2009                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 and Half Storey    |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9820 104 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Fire Pit               |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed July 11th, 2025

Days on Market 6

Zoning Zone 61

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Listing information last updated on July 16th, 2025 at 10:47pm MDT