

## **\$485,000 - 8413 97 Street, Morinville**

MLS® #E4448238

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

WELCOME HOME to this Bright & Beautiful FULLY UPDATED Bi-Level in Morinville! As you enter the home you are greeted with open vaulted ceilings & a spacious foyer. Head up the stairs into your large, open concept living room/dining room with a cozy gas fireplace, great for hosting. Continue into the kitchen featuring plenty of cabinets, SS appliances, & not 1, but 2 closet pantry's. WOW! Step onto your deck overlooking the large backyard or head down the stairs for more room to entertain. Two good sized bedrooms sharing the main bathroom complete the main floor. Escape up the stairs to the Primary Bedroom with plenty of room for a king sized bed, a walk in closet & 4 pc ensuite. Need more room, no problem! Check out the fully finished basement consisting of a family room, 4th bedroom, 3 pc bath & storage room. With a sense of Community in the adorable Town of Morinville, you are minutes away to St. Albert, the Leisure Centre, Schools, Shopping & more, nothing left to do but move in! Welcome HOME!

Built in 2011

### **Essential Information**

MLS® # E4448238

Price \$485,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,412
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8413 97 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0A5

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming

	Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	9
Zoning	Zone 61

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Listing information last updated on July 26th, 2025 at 5:47am MDT