

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## \$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™ll 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 Morinville'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                   |
| Type           | 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**

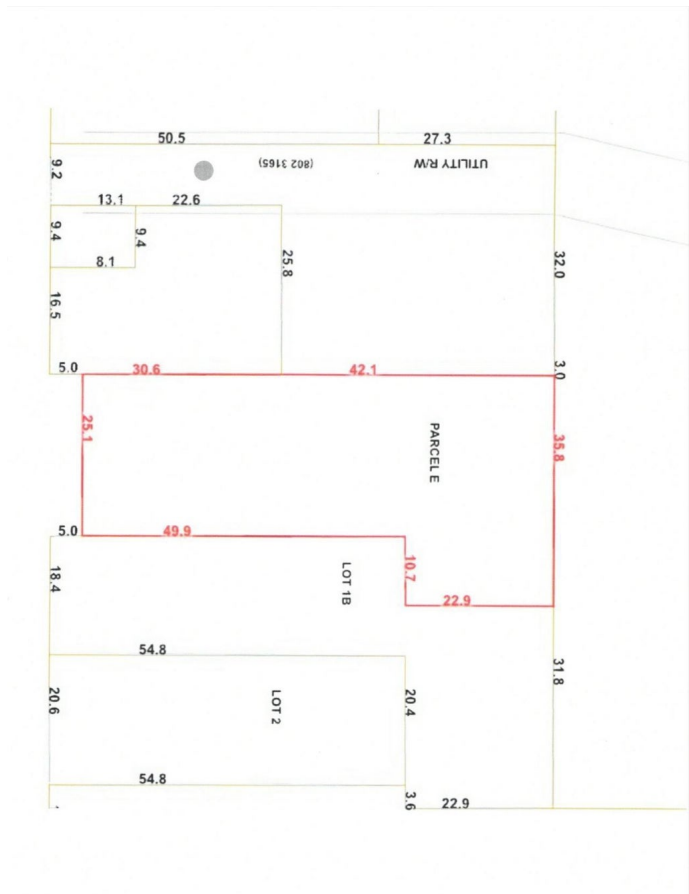
|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped |
| 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 | 7               |
| Zoning         | Zone 61         |



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Listing information last updated on July 1st, 2025 at 4:02am MDT