\$430,000 - 10706 97 Avenue, Morinville

MLS® #E4444332

\$430,000

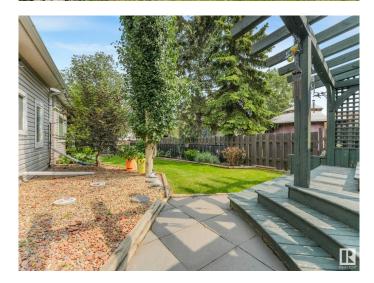
3 Bedroom, 3.00 Bathroom, 1,371 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Beautifully maintained 3 bed 3 bath open beam bungalow offers over 1371ftÂ² of stylish, functional space on a huge 7400 ftÂ² lot â€"perfect for families, downsizers, or anyone seeking comfort & accessibility. Located in the quiet community of Morinville, this home offers peace of mind in a welcoming town. Main floor features a recently remodelled kitchen with stunning finishes & new appliances, while fresh paint brings a modern touch. This home has been updated to be wheelchair-friendly, with accessibility upgrades including wide hallways, 3-foot doors with swing hinges, barrier-free bathroom. Finished basement adds a spacious rec area with bar, 3rd bedroom, full bath, and a laundry room. Outside to a fully landscaped yard & enjoy your private backyard deck, perfect for outdoor relaxation. Oversized heated double garage includes a workshop. Big-ticket upgrades include luxury vinyl plank flooring, high-efficiency furnace (2021), eavestroughs with gutter guards, upgraded LED light, R60 Blown-in Attic Insulation







Built in 1978

Essential Information

MLS® # E4444332 Price \$430,000

| Bedrooms | 3 |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,371 |
| Acres | 0.00 |
| Year Built | 1978 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| Address | 10706 97 Avenue |
|-------------|-----------------|
| Area | Morinville |
| Subdivision | Morinville |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 1E3 |

Amenities

| Amenities | Bar, Deck, Gazebo, Insulation-Upgraded, Parking-Extra, Vaulted Ceiling, Vinyl Windows, See Remarks, Barrier Free Home |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Detached, Heated, Over Sized, Shop |

Interior

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

Exterior

Exterior Wood, Stone, Vinyl

| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, | |
|-------------------|--|--|
| | Schools, Shopping Nearby, Treed Lot, See Remarks | |
| Roof | Asphalt Shingles | |
| Construction | Wood, Stone, Vinyl | |
| Foundation | Concrete Perimeter | |

Additional Information

| Date Listed | June 25th, 2025 |
|----------------|-----------------|
| Days on Market | 11 |
| Zoning | Zone 61 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 7:47am MDT