

\$395,000 - 9825 104 Avenue, Morinville

MLS® #E4429472

\$395,000

3 Bedroom, 2.50 Bathroom, 1,494 sqft
Single Family on 0.00 Acres

The Lakes (Morinville), Morinville, AB

Welcome to this charming and conveniently located three bedroom family home. Steps away from schools, trails, retail and daycare. The friendly veranda off the front door sets the mood for morning coffee or visits with friends/neighbours. The neutral colours and abundant natural light enhances that calm and enticing space. The eat in kitchen with recently replaced appliances and walk in pantry face south for the all day sunshine. The front living room has a gas fireplace and nook above for space efficiency. The upper level has a primary with 4pc ensuite and walk in closet. Two more bedrooms with a 4 pc bath finish the floor. Lower level is unfinished with so much opportunity to customize for any family. The laundry is also included in the basement. The outside has a deck and is fully fenced. The back alley access goes right to the double parking pad to host any extras. Recent upgrades are the high efficiency furnace (April 2025) and the hot water tank (2021).

Built in 2008

Essential Information

MLS® #	E4429472
Price	\$395,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9825 104 Avenue
Area	Morinville
Subdivision	The Lakes (Morinville)
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C2

Amenities

Amenities	Deck, Hot Water Natural Gas, Vinyl Windows
Parking	Parking Pad Cement/Paved

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 7th, 2025
Days on Market 10
Zoning Zone 61

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Listing information last updated on April 17th, 2025 at 2:17am MDT