

\$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 1371ft² of stylish, functional space on a huge 7400 ft² 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
Type	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
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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	4
Zoning	Zone 61

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