

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$399,900 - 10113 104 Avenue, Morinville**

MLS® #E4427189

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,182 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

CHARMING AIR, CONDITIONED BUNGALOW IS A MUST SEE! Check out this move in ready updated bungalow that is beautifully kept and boasts a bright living room with gleaming floors, newer windows, large dining room & functional kitchen that features loads of cabinets and has an extra room overlooking the back yard. The good sized bedrms feature laminate floors and good sized closets. 2nd bedroom currently used as a TV Rm with access to the main bath. Walk downstairs to find a massive family/games room w/pellet insert, a 4th bedrm with a walk in closet that can be used as the primary bedroom. The Laundry room is also located in the basement along with a storage room and 2nd 4pc bath. Outside boasts a fully fenced park like yard with an enclosed gazebo and plenty of greenery for privacy. The oversized single detached garage has alley access has power and is heavily insulated. All this is located on a quiet street in Morinville just minutes from CFB Edmonton and St. Albert. THIS WON'T LAST LONG, COME VIEW TODAY!

Built in 1975

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4427189  |
| Price  | \$399,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,182                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10113 104 Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 1A8          |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Sunroom                      |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Stone Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs |

|              |                    |
|--------------|--------------------|
| 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    | March 24th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 61          |

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Listing information last updated on April 6th, 2025 at 11:32pm MDT