

# \$313,000 - 10416 98 Avenue, Morinville

MLS® #E4439738

## \$313,000

2 Bedroom, 1.50 Bathroom, 523 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this charming and move-in ready 2 bedroom, 2 bath home, perfectly tucked away on a quiet cul-de-sac in the heart of Morinville. Ideal for first-time buyers, downsizers, or anyone looking for low-maintenance living, this property offers the perfect combination of comfort, privacy, and convenience. Step inside to a bright, open layout with generous living spaces, a cozy, functional kitchen, and spacious bedrooms. The screened-in deck extends your living space and offers the perfect spot to relax while overlooking a private backyard that backs directly onto open sport fields – no rear neighbours! Outside, you’ll appreciate the oversized single car garage, providing extra storage or workspace – a perfect bonus for your lifestyle. Located close to parks, schools, and amenities, you’ll love the quiet setting with easy access to everything you need.

Built in 1982

### Essential Information

MLS® #	E4439738
Price	\$313,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	523
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	10416 98 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C8

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Satellite TV Dish, 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, Cul-De-Sac, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 31st, 2025

Days on Market 16

Zoning Zone 61

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Listing information last updated on June 16th, 2025 at 1:18pm MDT