

# \$379,999 - 10401 101 Avenue, Morinville

MLS® #E4420297

**\$379,999**

5 Bedroom, 2.50 Bathroom, 1,167 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

This is an excellent investment opportunity or a perfect starter home for first-time buyers. The basement features a LEGAL 2-bedroom BASEMENT SUITE, fully approved by the Town of Morinville. The home has been updated with brand-new vinyl plank flooring throughout, new HWT, newer windows, shingles, and upgraded electrical. It includes two fridges, two stoves, and only one washer/dryer set. The property sits on a good-sized lot with back alley access and is conveniently located near all the amenities in Morinville.

Built in 1975

## Essential Information

MLS® #	E4420297
Price	\$379,999
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                      10401 101 Avenue  
Area                          Morinville  
Subdivision                Morinville  
City                          Morinville  
County                      ALBERTA  
Province                    AB  
Postal Code                T8R 1A5

**Amenities**

Amenities                  Deck  
Parking                    RV Parking, Stall

**Interior**

Appliances                Dryer, Fan-Ceiling, Hood Fan, Storage Shed, Washer,  
Refrigerators-Two, Stoves-Two  
Heating                    Forced Air-1, Natural Gas  
Stories                      2  
Has Suite                   Yes  
Has Basement            Yes  
Basement                  Full, See Remarks

**Exterior**

Exterior                    Wood, Vinyl  
Exterior Features        Corner Lot, Fenced, Playground Nearby  
Roof                        Asphalt Shingles  
Construction            Wood, Vinyl  
Foundation               Concrete Perimeter

**School Information**

Elementary                Notre Dame  
Middle                      George Henry Primeau  
High                        Morinville Community High

**Additional Information**

Date Listed                February 4th, 2025  
Days on Market           86  
Zoning                      Zone 61

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