

\$389,900 - 10637 98 Street, Morinville

MLS® #E4440525

\$389,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft
Single Family on 0.00 Acres

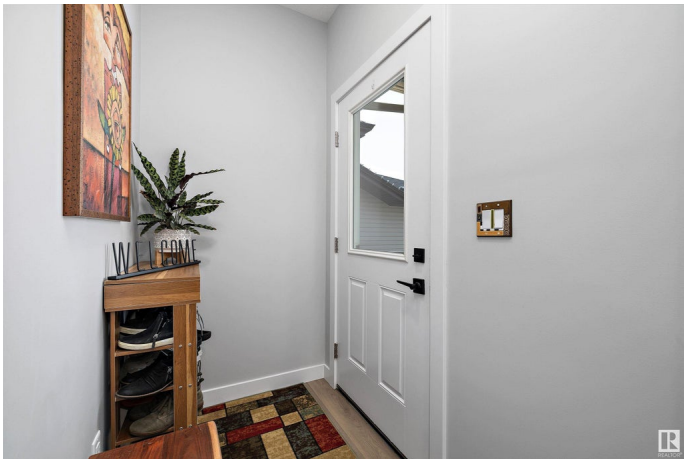
Morinville, Morinville, AB

Welcome home to this lovely Alquinn-built half duplex located close to schools, parks, walking trails, the new Rec Centre, The Shops in St. Albert, and CFB Edmonton. Upon entering, you are greeted by a spacious front entry, a convenient half bath, and an open-concept main floor. The kitchen offers ample space with quartz countertops, a large island, a gas stove, and a corner pantry. The bright living room is filled with natural light, and the dining area features a sliding patio door leading to the backyard. Upstairs, youâ€™™ll find a spacious primary bedroom complete with a walk-in closet and 4-piece ensuite, along with two nicely sized junior bedrooms, a cozy reading nook, and upper-floor laundry. The basement is undeveloped and ready for your personal touch. To top it all off, the home includes a double attached garage, central air conditioning, and backs onto a scenic walking trail.

Built in 2021

Essential Information

MLS® #	E4440525
Price	\$389,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10637 98 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R1

Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Notre Dame, MPS
Middle	Four Winds, Primeau
High	MCHS, SCHS

Additional Information

Date Listed	June 5th, 2025
-------------	----------------

Days on Market	3
----------------	---

Zoning	Zone 61
--------	---------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 12:47am MDT