

\$344,900 - 10611 95 Avenue, Morinville

MLS® #E4440566

\$344,900

3 Bedroom, 1.50 Bathroom, 934 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

AFFORDABLE & FUNCTIONAL. Discover this inviting 3-level split, MOVE-IN ready home, perfectly positioned near schools, parks, shopping, and major routes like HWY 2 & HWY 642. This meticulously maintained home shines with recent updates; newer windows, fresh paint, new flooring, upgraded kitchen featuring newer counters, cabinets and appliances. Sitting on a generous 667sqm lot offers your own **PERSONAL & PRIVATE OASIS** for outdoor activities, backing on to green space, mature tree line and fence allows makes it an ideal retreat for families. This over 1,200 sqft residence boasts 3 bedrooms, Den/Office, Large Living Room, Spacious Kitchen, Dining and 1.5 baths, offering ample space for families or investors. The long drive way allows for a future garage or RV parking. With its blend of contemporary style, gorgeous curb-appeal, classic charm, versatile space, perfect location and unbeatable value, this Southwest Morinville gem is well suited for first time home buyers and growing families!!!

Built in 1978

Essential Information

MLS® #	E4440566
Price	\$344,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	934
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	10611 95 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E2

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed June 5th, 2025

Days on Market 3

Zoning Zone 61

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