

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$359,900 - 9401 97 Avenue, Morinville**

MLS® #E4443694

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

COZY BUNGALOW LOCATED CLOSE TO SCHOOLS, SHOPPING AND CFB EDMONTON! This lovely home is just waiting for a new family to enjoy and make it their own! The open functional kitchen boasts large windows, loads of cabinets, good counter space, stylish backsplash and a small breakfast bar overlooking the living room. The good sized living room features a fair sized window, laminate flooring and open to the large dining room. This home also boasts 3 good sized bedrooms and a 4 piece main floor bath. Recently added was a newer roof and central air conditioning!! The basement level currently lacks flooring but features a large family room, utility/laundry room and a second 4pc bathroom. There's also an updated ceiling with pot lights and a laundry area with loads of storage space. Outside you'll find a fully fenced and landscaped yard with a handy driveway gate, large Oversized double garage that's insulated and heated with 220V power. Great Location close to schools and in a quiet area. Don't miss this one!

Built in 1979

### **Essential Information**

MLS® # E4443694

Price \$359,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9401 97 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J3

### **Amenities**

Amenities	Air Conditioner
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Notre Dame Elementary
Middle	Four Winds
High	M.C.H.S.

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	13
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 July 4th, 2025 at 9:48am MDT