

## \$300,000 - 8917 99 Avenue, Morinville

MLS® #E4449011

**\$300,000**

3 Bedroom, 2.50 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This 1310 square foot, three-bedroom, two-and-a-half-bathroom half duplex is located just a short walk from schools and parks. Recent updates include new shingles, European tilt windows, and doors, all appliances, a garage door, fresh paint, and more. Ceramic and laminate flooring through the entire home, ideal for pets and kids. The bright kitchen features upgraded south-facing windows and patio doors that flood the space with natural light. Step outside and youâ€™ll find a large deck with built-in seating, perfect for relaxing and enjoying the huge fully fenced back yard. The upstairs includes a spacious primary bedroom, a four-piece bathroom, and bedrooms two and three. The downstairs is partially finished and ready for someone to make it their own.

Built in 1977

### Essential Information

MLS® #	E4449011
Price	\$300,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.00



Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8917 99 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1K5

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	5

## 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 27th, 2025 at 11:17am MDT