

Courtesy Of Ashley L Moore Of Century 21 Masters

# \$449,999 - 8808 102 Avenue, Morinville

MLS® #E4462164

## \$449,999

4 Bedroom, 2.00 Bathroom, 904 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

This well-maintained home offers 4 spacious bedrooms and 2 bathrooms, including a beautifully renovated main bath in 2024. A spacious layout with a large kitchen and dining space is perfect for entertaining guests for holidays and celebrations! Enjoy peace of mind with major updates: electrical panel upgraded to 200 AMP, new hot water tank (2020), and brand new eavestroughs (2024). Fresh new blinds throughout add a modern touch, while the recently poured concrete path (2024) leads you to a welcoming front step. This home also includes air conditioning for the warm summer days! A large deck in the backyard is perfect for enjoying your morning coffee or a quiet place to read. Located in the heart of Morinville, this property is move-in ready with plenty of space for a growing family.

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462164  |
| Price          | \$449,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 904       |
| Acres          | 0.00      |
| Year Built     | 1988      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8808 102 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1B7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace    | Yes                                                                                                                               |
| Fireplaces   | Mantel, Tile Surround                                                                                                             |
| Stories      | 4                                                                                                                                 |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Notre Dame               |
| Middle     | George Henry Primeau     |
| High       | Morinville Commuity High |

**Additional Information**

Date Listed               October 14th, 2025  
Days on Market        2  
Zoning                    Zone 61

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