

# \$404,999 - 9608 98a Street, Morinville

MLS® #E4444660

## \$404,999

3 Bedroom, 2.00 Bathroom, 1,071 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this well-maintained character home nestled in the peaceful town of Morinville. This charming property offers 3 bedrooms, 2 bathrooms, and a cozy bonus room in the basement featuring a wood-burning fireplace. The expansive backyard is a gardenerâ€™s dream, complete with a vegetable garden, fruit trees, and extra green space to enjoy. The double car garage includes a partially converted, heated shop space ideal for projects or storage. Additional features include a security system, and the home is conveniently located near schools and within walking distance to many of the great amenities Morinville has to offer.

Built in 1975

### Essential Information

MLS® #	E4444660
Price	\$404,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family



Style	3 Level Split
Status	Active

### Community Information

Address	9608 98a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1H2

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck
Parking	Single Garage Detached, See Remarks

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	16
Zoning	Zone 61

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