

## \$525,000 - 10107 97 Street, Morinville

MLS® #E4449211

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

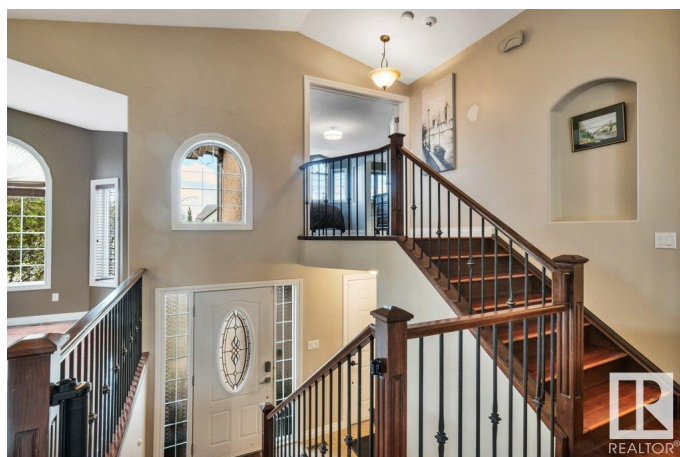
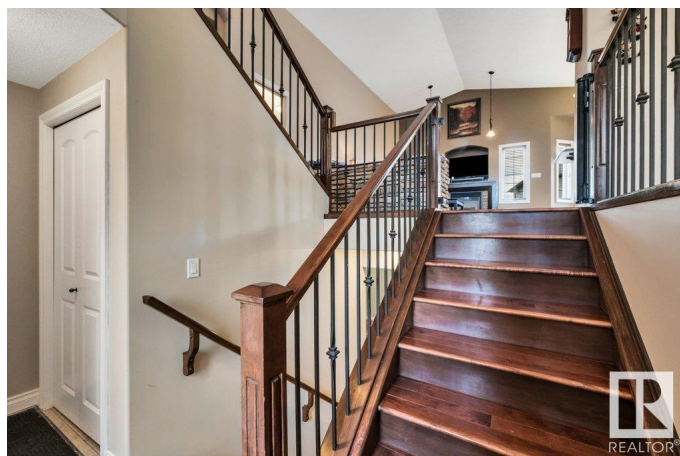
Morinville, Morinville, AB

Welcome home to this 1807 sqft bi-level in a quiet cul-de-sac in the heart of Morinville! The main floor has beautiful hardwood flooring and vaulted ceiling. Large west facing window in the living room brings in beautiful natural light. The family room has a cosy gas fireplace and access to the east facing back deck. The kitchen has a large island and lots of cabinetry. 2 bedrooms on the main floor with a 4 pc bathroom and laundry closet. The upper level has the primary suite with walk-in closet and 4 pc ensuite. The basement has 10' ceilings with a large rec area, bedroom, 3 pc bathroom with heated floors and tons of storage room. The backyard has a large duradeck with storage area underneath - perfect for entertaining. Recent upgrades include: Furnace, A/C, Hot water on demand, garage heater.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449211  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,807     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10107 97 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C8         |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

### **Exterior**

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

### **Additional Information**

Date Listed July 23rd, 2025

Days on Market 11

Zoning Zone 61

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Listing information last updated on August 3rd, 2025 at 8:17pm MDT