

## \$350,000 - 9417 80 Avenue, Morinville

MLS® #E4452107

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

NO CONDO FEES! Welcome to Morinville's community of South Glens! This 3 BED, 3 BATH half duplex features a bright main floor with kitchen, dining/living area, two-piece bath, and access to a sunny SOUTH FACING BACKYARD with deck. Upstairs youâ€™ll find two bedrooms and a four-piece bath, plus a spacious primary suite with walk-in closet and FOUR PIECE ENSUITE. The FINISHED BASEMENT offers a cozy family room and laundry. A single attached garage and a charming front-yard cherry tree complete this property. NEW FLOORING AND SHINGLES make this home move-in ready. Conveniently located with shopping and schools nearby as well as easy access to Highway 2, TEN MINUTES FROM ST. ALBERT and FIFTEEN MINUTES from CFB EDMONTON - this home is ready to be made your own!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452107  |
| Price          | \$350,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,265     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2006          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9417 80 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 0B1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | St. Kateri Tekakwitha |
|------------|-----------------------|

|        |                           |
|--------|---------------------------|
| Middle | Four Winds Public School  |
| High   | Morinville Community High |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 61          |

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Listing information last updated on August 19th, 2025 at 12:47am MDT