

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$359,900 - 9401 97 Avenue, Morinville**

MLS® #E4443694

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**COZY BUNGALOW LOCATED CLOSE TO SCHOOLS, SHOPPING AND CFB**

**EDMONTON!** This lovely home is just waiting for a new family to enjoy and make it their own! The open functional kitchen boasts large windows, loads of cabinets, good counter space, stylish backsplash and a small breakfast bar overlooking the living room. The good sized living room features a fair sized window, laminate flooring and open to the large dining room. This home also boasts 3 good sized bedrooms and a 4 piece main floor bath. Recently added was a newer roof and central air conditioning!! The basement level currently lacks flooring but features a large family room, utility/laundry room and a second 4pc bathroom. There's also an updated ceiling with pot lights and a laundry area with loads of storage space. Outside you'll find a fully fenced and landscaped yard with a handy driveway gate, large Oversized double garage that's insulated and heated with 220V power. Great Location close to schools and in a quiet area. Don't miss this one!

Built in 1979

### **Essential Information**

MLS® # E4443694

Price \$359,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,016                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9401 97 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 1J3        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner                                     |
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Over Sized |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Notre Dame Elementary |
| Middle     | Four Winds            |
| High       | M.C.H.S.              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 61         |

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Listing information last updated on July 1st, 2025 at 5:47pm MDT