

## \$369,900 - 9410 98 Avenue, Morinville

MLS® #E4440714

**\$369,900**

4 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This beautifully updated 4-level split features 3 bedrooms, 1.5 baths, an oversized single detached garage & a large yard backing onto Belle Parc. The open-concept main floor is great for entertaining with big windows, a bright living/dining area & a renovated kitchen with updated cabinets, countertops, S.S. appliances & a huge island with tons of storage. Upstairs you'll find a fully renovated 4pc bath & 3 nicely sized bedrooms, including a primary with a 2pc ensuite. The lower level offers a cozy family room with large windows & a spacious laundry room that could easily become a 4th bedroom with a full ensuite. Other updates include newer windows, shingles, flooring, doors & light fixtures. Outside, enjoy the massive fenced & landscaped lot with deck, shed & firepit. Located in the family-friendly Notre Dame neighbourhood close to schools, shopping & just a short drive to CFB Edmonton!

Built in 1977

### Essential Information

MLS® #	E4440714
Price	\$369,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,196
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9410 98 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J4

### Amenities

Amenities	Crawl Space
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

### Additional Information

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:17pm MDT