

## \$430,000 - 10706 97 Avenue, Morinville

MLS® #E4444332

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Beautifully maintained 3 bed 3 bath open beam bungalow offers over 1371ft<sup>2</sup> of stylish, functional space on a huge 7400 ft<sup>2</sup> lot â€”perfect for families, downsizers, or anyone seeking comfort & accessibility. Located in the quiet community of Morinville, this home offers peace of mind in a welcoming town. Main floor features a recently remodelled kitchen with stunning finishes & new appliances, while fresh paint brings a modern touch. This home has been updated to be wheelchair-friendly, with accessibility upgrades including wide hallways, 3-foot doors with swing hinges, barrier-free bathroom. Finished basement adds a spacious rec area with bar, 3rd bedroom, full bath, and a laundry room. Outside to a fully landscaped yard & enjoy your private backyard deck, perfect for outdoor relaxation. Oversized heated double garage includes a workshop. Big-ticket upgrades include luxury vinyl plank flooring, high-efficiency furnace (2021), eavestroughs with gutter guards, upgraded LED light, R60 Blown-in Attic Insulation

Built in 1978

### Essential Information

MLS® # E4444332

Price \$430,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,371
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10706 97 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E3

### Amenities

Amenities	Bar, Deck, Gazebo, Insulation-Upgraded, Parking-Extra, Vaulted Ceiling, Vinyl Windows, See Remarks, Barrier Free Home
Parking Spaces	5
Parking	Double Garage Detached, Heated, Over Sized, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	7
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 July 2nd, 2025 at 1:02am MDT