

# \$404,999 - 9608 98a Street, Morinville

MLS® #E4444660

## \$404,999

3 Bedroom, 2.00 Bathroom, 1,071 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this well-maintained character home nestled in the peaceful town of Morinville. This charming property offers 3 bedrooms, 2 bathrooms, and a cozy bonus room in the basement featuring a wood-burning fireplace. The expansive backyard is a gardener’s dream, complete with a vegetable garden, fruit trees, and extra green space to enjoy. The double car garage includes a partially converted, heated shop space ideal for projects or storage. Additional features include a security system, and the home is conveniently located near schools and within walking distance to many of the great amenities Morinville has to offer.

Built in 1975

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444660               |
| Price          | \$404,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,071                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |               |
|--------|---------------|
| Style  | 3 Level Split |
| Status | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9608 98a Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1H2         |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Deck  |
| Parking   | Single Garage Detached, See Remarks |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace    | Yes                                                                                                                              |
| Fireplaces   | Woodstove                                                                                                                        |
| Stories      | 3                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 119             |
| Zoning         | Zone 61         |

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