

## \$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

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