

# \$359,900 - 9507 97a Avenue, Morinville

MLS® #E4457414

## \$359,900

4 Bedroom, 2.50 Bathroom, 1,838 sqft  
Single Family on 0.00 Acres

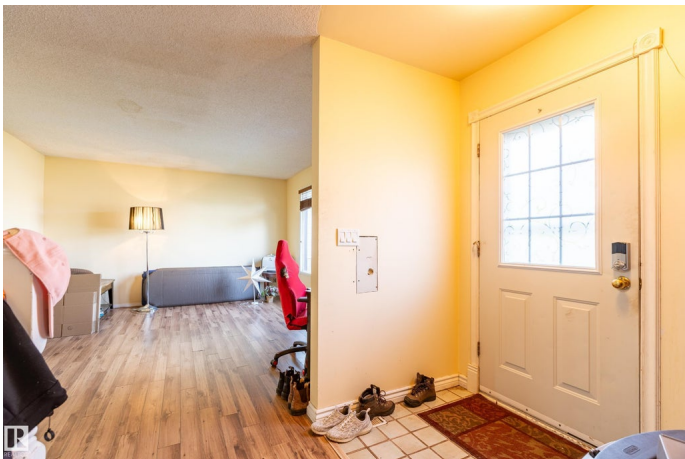
Morinville, Morinville, AB

Welcome to this HANDYMAN special, offering excellent potential for those looking to invest, renovate, or build equity. Situated on a large pie shaped lot in a desirable cul de sac location, this property features 4 bedrooms and 2.5 bathrooms with a functional floor plan that is ready for your personal touch. The home provides a solid starting point for renovations, whether you are looking to update the existing structure or reimagine the space entirely. Home also features 1838 sq ft of living space above grade (2000+ total) and a double attached garage. The spacious pie shaped yard backing onto ravine offers additional possibilities for landscaping, outdoor living, or future development. With some vision and improvements, this property has the opportunity to become a fantastic family home or a profitable investment.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457414  |
| Price          | \$359,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,838     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9507 97a Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1J3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Cul-De-Sac, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 12th, 2025 |
|-------------|----------------------|

Days on Market 5

Zoning Zone 61

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Listing information last updated on September 17th, 2025 at 5:32pm MDT