

\$313,000 - 10416 98 Avenue, Morinville

MLS® #E4439738

\$313,000

2 Bedroom, 1.50 Bathroom, 523 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this charming and move-in ready 2 bedroom, 2 bath home, perfectly tucked away on a quiet cul-de-sac in the heart of Morinville. Ideal for first-time buyers, downsizers, or anyone looking for low-maintenance living, this property offers the perfect combination of comfort, privacy, and convenience. Step inside to a bright, open layout with generous living spaces, a cozy, functional kitchen, and spacious bedrooms. The screened-in deck extends your living space and offers the perfect spot to relax while overlooking a private backyard that backs directly onto open sport fields – no rear neighbours! Outside, you’ll appreciate the oversized single car garage, providing extra storage or workspace – a perfect bonus for your lifestyle. Located close to parks, schools, and amenities, you’ll love the quiet setting with easy access to everything you need.

Built in 1982

Essential Information

MLS® #	E4439738
Price	\$313,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	523
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	10416 98 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C8

Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 31st, 2025

Days on Market 15

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 15th, 2025 at 7:32pm MDT