

## \$224,900 - 10603 98 Avenue, Morinville

MLS® #E4457295

**\$224,900**

4 Bedroom, 1.50 Bathroom, 791 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

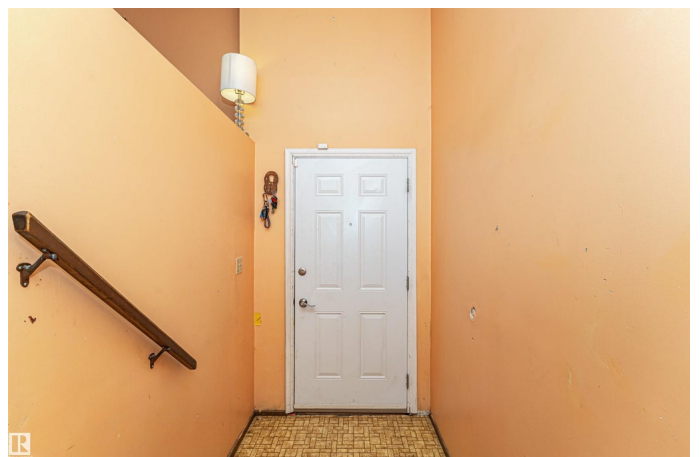
### AFFORDABLE HOME WITH HUGE YARD!

This cozy, single-owner bi-level home features 2+1 bedrooms, 2.5 baths, and 1482 sq. ft. of total living space, complete with a massive backyard perfect for a future double detached garage. Step inside to a spacious entrance leading to a warm and inviting living room with a large window and laminate flooring, flowing seamlessly into the dining area. The adjacent galley kitchen offers ample cabinets and counter space. Down the hall, you'll find the good sized primary bedroom, a junior bedroom, and a 4-piece bathroom. The lower level includes a good-sized family room, laundry/utility area, storage room, and a third bedroom. Outside, enjoy a large deck, a fully fenced backyard with three sheds, and plenty of room for future projects. While the home needs some cosmetic updates, it offers incredible potential to become your lifelong dream home!

Built in 1983

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457295  |
| Price      | \$224,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 791                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10603 98 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1E4         |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Deck, Vinyl Windows |
| Parking Spaces | 1                   |
| Parking        | Front Drive Access  |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Morinville Public |
| Middle     | G.H. Primeau      |
| High       | M.C.H.S.          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 61              |

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Listing information last updated on September 16th, 2025 at 12:32am MDT