

## **\$359,900 - 9824 105 Avenue, Morinville**

MLS® #E4458867

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Unique urban setting in the heart of rural Morinville! Want a cool home to call your own? This move in ready 3 level home has everything you are looking for! Calming colors grace the walls, open kitchen, stainless steel appliances with ample storage, eat in kitchen area plus 8 foot long island for days you feel like baking! 2 piece bathroom for convenience on the main level. Upper level is bright with sitting area, 2 bedrooms plus 4 piece bathroom. Top upper level is the master suite with his and hers closets, dormer style windows, vaulted ceilings plus 4 piece bathroom. The fenced backyard has rear alley access, huge 20x19 foot deck perfect for entertaining. 18x20 double detached garage for all your toys. This perfect home is close to shopping, parks and schools with great highway access.

Built in 2013

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4458867  |
| Price          | \$359,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,386     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2013                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 3 Storey             |
| Status     | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9824 105 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C1         |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                     |
| Parking        | Double Garage Detached                                                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 3                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Vinyl                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Concrete, Stone, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                         |

**Additional Information**

Date Listed               September 21st, 2025  
Days on Market        5  
Zoning                    Zone 61

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