

## \$398,000 - 10615 98 Street, Morinville

MLS® #E4459280

**\$398,000**

3 Bedroom, 2.50 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this stylish half duplex in the heart of Morinville! The open-concept main floor is designed for modern living with durable vinyl plank flooring, quartz countertops, a spacious eat-up kitchen island, and a convenient walk-through pantry. A 2-piece bath completes the level. Upstairs you'll find 3 spacious bedrooms including a primary retreat with a 4-piece ensuite, an additional 4-piece bath, and the convenience of upper-floor laundry. The basement is ready for your personal touch with 9' ceilings offering endless possibilities. Enjoy a fully landscaped backyard with deck—perfect for summer BBQs—and a double attached garage for added convenience. Morinville offers small-town charm with a vibrant community spirit, top-rated schools, and a fantastic recreation centre. All this just minutes from St. Albert and Edmonton, giving you the best of both worlds: family-friendly living with quick city access.

Built in 2017

### Essential Information

MLS® #	E4459280
Price	\$398,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10615 98 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C7

### Amenities

Amenities	Ceiling 9 ft., Deck, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
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
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	1
Zoning	Zone 61

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