# \$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'II 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 deckâ€"perfect for summer BBQsâ€"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.

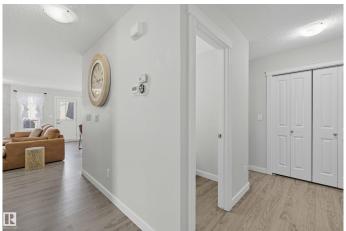
Built in 2017

#### **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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