

\$215,000 - 9704 104 Street, Morinville

MLS® #E4460388

\$215,000

3 Bedroom, 0.50 Bathroom, 631 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Investor Alert! This 3-bedroom bi-level is an excellent income-producing property with long-term tenants already in place. Currently rented on a fixed-term lease until June 30, 2026, this home offers consistent cash flow from day one. While the property does require updating and is being sold in “as-is” condition, it presents a solid opportunity for those looking to add value over time. The functional bi-level layout includes a bright living area, three bedrooms, and a lower level with additional space for future development or renovations. Located in a convenient neighborhood close to schools, parks, and amenities, this property combines reliable tenancy with strong long-term potential. A great fit for investors seeking steady returns and the opportunity to improve value down the road.

Built in 1982

Essential Information

MLS® #	E4460388
Price	\$215,000
Bedrooms	3
Bathrooms	0.50
Half Baths	1
Square Footage	631
Acres	0.00



Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	9704 104 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C8

Amenities

Amenities	See Remarks
Parking	Stall

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Primeau
Middle	Notre Dame
High	Morinville High School

Additional Information

Date Listed October 1st, 2025

Days on Market 8

Zoning Zone 61

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