

## \$389,800 - 10606 97 Avenue, Morinville

MLS® #E4463201

**\$389,800**

3 Bedroom, 1.50 Bathroom, 1,095 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Modern meets Retro Vibes! Youâ€™ll love the updates & feel the pride of ownership! This home offers comfort, style & peace of mind, perfect for families or anyone looking for a move-in-ready gem. Step inside the inviting living space filled w/natural light & a freshly painted main floor features a large spacious eat-in kitchen area with coffee bar hutch, 3 bedrooms, posh updated baths, & a dreamy primary w/ private 2-pce ensuite. The vintage styled basement has a huge rec rm to enjoy & a flex space that can easily be turned into a 4th bdrm. Upgrades: 2-stage furnace & tankless hot water system (10 months old), a newer roof, windows, water softener, electrical updates, new OTR microwave, smoke/CO2 detectors, extensive grading & new fencing. Outside, a garage for convenience & enjoy a landscaped yard w/a great patio area - perfect for kids to play, for relaxing or entertaining! Located in a desirable neighborhood close to parks, schools, & amenities, a wonderful place to create lasting memories. Act Now!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463201  |
| Price      | \$389,800 |
| Lease Rate | \$21      |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,095                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10606 97 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1E4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Tankless     |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Metal                                                 |
| Exterior Features | Fenced, Landscaped, Picnic Area, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 61            |

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Listing information last updated on October 26th, 2025 at 6:32am MDT