

## \$409,900 - 8912 98 Avenue, Morinville

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MLS® #E4457417

**\$409,900**

3 Bedroom, 2.00 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this affordable bungalow in Morinville. This 3 bedroom, 2 bathroom home features a vaulted ceiling in the main living area and a gas fireplace in the living room. The spacious backyard offers plenty of room for outdoor enjoyment, and the location is within walking distance to parks, playgrounds, and schools. An attached garage adds convenience. Immediate possession available!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457417               |
| Price          | \$409,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                |
|---------|----------------|
| Address | 8912 98 Avenue |
| Area    | Morinville     |



|             |            |
|-------------|------------|
| Subdivision | Morinville |
| City        | Morinville |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T8R 1T8    |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplaces        | Insert                                                                     |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Notre Dame, MPS     |
| Middle     | Primeau, Four Winds |
| High       | SCHS, MCSH          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 61              |

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Listing information last updated on September 19th, 2025 at 1:47am MDT