# \$299,999 - 9808 107 Street, Morinville

MLS® #E4438056

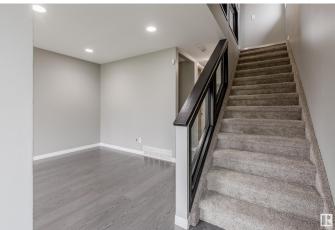
#### \$299,999

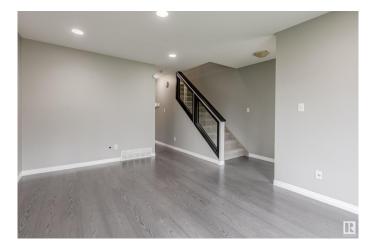
3 Bedroom, 1.50 Bathroom, 1,122 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully updated single-family home featuring 3 spacious bedrooms, 2 bathrooms, with a finished basement perfectly situated across from sports fields, playground, splash park & picnic area. NEW Furnace Dec 2024, NEW Shingles 2020 & HWT 2020. Step inside to discover NEW (completed May 2025) paint & flooring throughout, giving the home a fresh, modern feel. The main living area is bright & inviting, ideal for both relaxing and entertaining. Upstairs hosts the 3 bedrooms including the primary bedroom & 4 piece bathroom. The finished basement offers a versatile & cozy family room that's perfect for movie nights, game day, or just unwinding + large laundry room that can be utilized for storage as well. Outside, you'II fall in love with the fenced backyard complete with a large two-tier deckâ€"perfect for summer BBQs, morning coffee, or evening gatherings under the stars. This home offers the perfect blend of comfort, updated style, & functionalityâ€"all in a family-friendly neighborhood.







Built in 1983

#### **Essential Information**

MLS® # E4438056 Price \$299,999

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	1983
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	9808 107 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E5

# Amenities

Amenities	Deck
Parking	Stall

# Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,	
	Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window	
	Coverings	
Heating	Forced Air-1, Natural Gas	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	

# Exterior

Exterior	Wood, Vinyl	
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Picnic Area,	
	Playground Nearby, Schools, Shopping Nearby	
Roof	Asphalt Shingles	

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public
Middle	G.H.Primeau
High	M.C.H.S.

#### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	106
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 2:17pm MDT