

## \$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'll fall in love with the fenced backyard complete with a large two-tier deck—perfect for summer BBQs, morning coffee, or evening gatherings under the stars. This home offers the perfect blend of comfort, updated style, & functionality—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
Type	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	79
Zoning	Zone 61

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