

## **\$359,900 - 9808 104 Avenue, Morinville**

MLS® #E4430230

**\$359,900**

4 Bedroom, 2.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Beautiful AIR CONDITIONED 3-storey END UNIT townhouse with a FINISHED BASEMENT and NO CONDO FEES! The main floor offers a sunny south facing living room, two piece bathroom, as well as an UPDATED KITCHEN with stainless steel appliances and QUARTZ COUNTERTOPS! On the second storey is a bonus room with south facing windows, two bedrooms (one with a murphy bed for your convenience) and a four piece bathroom. On the top floor is a large primary bedroom with VAULTED CEILING and a four piece ENSUITE with a step-in bath. Downstairs in the finished basement is a third living space, fourth bedroom, and laundry room. The backyard also shows pride of ownership with a DECK and HOT TUB, perfect for entertaining, as well as raised flower beds for the aspiring gardener. The HEATED DOUBLE DETACHED GARAGE with back alley access means you won't be fighting for parking space! With a lovely location at the end of a cul-de-sac, this home gives you affordable and beautiful living in Morinville!

Built in 2010

### **Essential Information**

MLS® # E4430230

Price \$359,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	9808 104 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Tub, Vaulted Ceiling, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Detached, Heated, Insulated, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public School
Middle	Four Winds Public School
High	Morinville Community High

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	18
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 April 28th, 2025 at 1:02pm MDT