

**\$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, an ideal opportunity for first-time buyers, investors, or anyone looking for a lovely place to call home. Featuring 3 spacious bedrooms, 2 bathrooms, and a finished basement, this property is perfectly situated across from sports fields, a playground, splash park, and picnic area—providing endless recreation options right outside your door. Inside, the main living area feels bright and inviting, ideal for both relaxing evenings and entertaining guests. Step outside and enjoy the fenced backyard complete with a spacious two-tier deck, perfect for BBQs, morning coffee, or hosting under the stars. Updates: NEW Furnace (Dec 2024), NEW Shingles (2020), NEW Hot Water Tank (2020) & Fresh paint & flooring throughout (May 2025) With modern updates, great functionality, and a prime family-friendly location, this home checks all the boxes.

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 | 111            |
| Zoning         | Zone 61        |

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Listing information last updated on September 11th, 2025 at 9:17am MDT