

\$389,900 - 10637 98 Street, Morinville

MLS® #E4440525

\$389,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

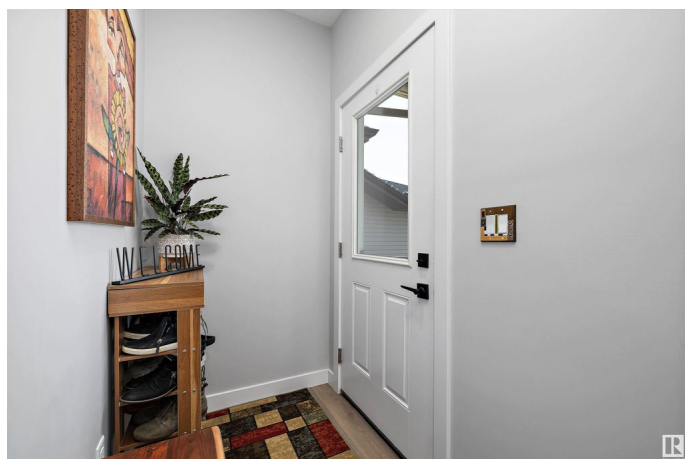
Morinville, Morinville, AB

Welcome home to this lovely Alquinn-built half duplex located close to schools, parks, walking trails, the new Rec Centre, The Shops in St. Albert, and CFB Edmonton. Upon entering, you are greeted by a spacious front entry, a convenient half bath, and an open-concept main floor. The kitchen offers ample space with quartz countertops, a large island, a gas stove, and a corner pantry. The bright living room is filled with natural light, and the dining area features a sliding patio door leading to the backyard. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and 4-piece ensuite, along with two nicely sized junior bedrooms, a cozy reading nook, and upper-floor laundry. The basement is undeveloped and ready for your personal touch. To top it all off, the home includes a double attached garage, central air conditioning, and backs onto a scenic walking trail.

Built in 2021

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440525 |
| Price | \$389,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,463 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10637 98 Street |
| Area | Morinville |
| Subdivision | Morinville |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 2R1 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 61 |

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Listing information last updated on June 15th, 2025 at 7:02am MDT