# \$315,000 - 9808 107 Street, Morinville

MLS® #E4438056

## \$315,000

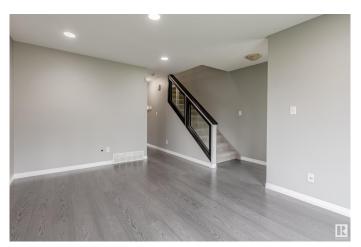
3 Bedroom, 1.50 Bathroom, 1,122 sqft Single Family on 0.00 Acres

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 \$315,000 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 38

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 June 30th, 2025 at 8:02am MDT