

## \$287,000 - 10714 98 Avenue, Morinville

MLS® #E4459313

**\$287,000**

3 Bedroom, 1.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This charming 3-bedroom, 2-bathroom home is a perfect fit for families looking for comfort and convenience in a well-established neighborhood. Inside, you'll find brand new carpeting throughout and a spacious, functional layout designed for everyday living. The kitchen is equipped with upgraded smart appliances, combining modern style with energy efficiency. Major mechanical updates have already been taken care of – the furnace and hot water tank were upgraded within the past 5 years, giving you added peace of mind. Step outside to a fully landscaped backyard, ideal for kids, pets, or relaxing with friends and family. Nestled on a quiet, family-oriented street, this home is just minutes from the spray park, daycares, and a variety of shopping and restaurant options – everything you need is within easy reach.

Built in 1983

### Essential Information

MLS® #	E4459313
Price	\$287,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,132



Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10714 98 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E5

### Amenities

Amenities	Off Street Parking, Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	2
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Morinville Public School
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High Morinville Community High

### **Additional Information**

Date Listed September 24th, 2025

Days on Market 1

Zoning Zone 61

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