

\$385,000 - 9701 96 Avenue, Morinville

MLS® #E4455061

\$385,000

4 Bedroom, 1.50 Bathroom, 1,259 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Sweet SPLIT LEVEL on a CORNER LOT in Morinville! Nice curb appeal w/ a WHITE exterior, VINYL windows throughout and black trim to make it POP! Mature LANDSCAPING & TREES make for a visual treat; the driveway is long for EXTRA PARKING. Inside is warm & INVITING. A BRIGHT living room opens onto the dining room, great for entertaining! Cook in the ISLAND KITCHEN w/ a new BUTCHER BLOCK counter, stainless appliances, timeless SOLID WOOD, raised panel cabinets & lvp wide tile floors, which is also found in the entryway. Upper floor has 3 bedrooms including a Primary w/ a 2 piece ensuite; another full bath services the kids bedrooms. In the basement you'll find an OPEN & airy family room w/ BUILT IN SHELVING for your audio equipment, a 4th bedroom, laundry/utility room & a massive DRY STORAGE area to keep your extra belongings. Park in the large DOUBLE DETACHED GARAGE, it will keep your cars cozy! Lovingly cared for by a great family, move in & enjoy! See it you'll LOVE this place!

Built in 1976

Essential Information

MLS® #	E4455061
Price	\$385,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	9701 96 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1H1

Amenities

Amenities	Patio, R.V. Storage
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Notre Dame
Middle	GHP
High	NCHS

Additional Information

Date Listed	August 28th, 2025
Days on Market	10
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 September 7th, 2025 at 3:32pm MDT