

# \$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	117
Zoning	Zone 61

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Listing information last updated on September 17th, 2025 at 3:02am MDT