

# \$300,000 - 8917 99 Avenue, Morinville

MLS® #E4449011

**\$300,000**

3 Bedroom, 2.50 Bathroom, 1,311 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

This 1310 square foot, three-bedroom, two-and-a-half-bathroom half duplex is located just a short walk from schools and parks. Recent updates include new shingles, European tilt windows, and doors, all appliances, a garage door, fresh paint, and more. Ceramic and laminate flooring through the entire home, ideal for pets and kids. The bright kitchen features upgraded south-facing windows and patio doors that flood the space with natural light. Step outside and youâ€™ll find a large deck with built-in seating, perfect for relaxing and enjoying the huge fully fenced back yard. The upstairs includes a spacious primary bedroom, a four-piece bathroom, and bedrooms two and three. The downstairs is partially finished and ready for someone to make it their own.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449011  |
| Price          | \$300,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,311     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1977          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8917 99 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 1K5        |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                  |
| Parking        | Single Garage Attached                                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                      |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Brick                                                      |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 10              |

Zoning

Zone 61

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Listing information last updated on August 1st, 2025 at 5:47am MDT