

# \$384,900 - 10611 98 Street, Morinville

MLS® #E4451863

**\$384,900**

4 Bedroom, 3.50 Bathroom, 1,531 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

This beautifully finished half duplex is more than just a home—it’s your next chapter. With 3 spacious bedrooms upstairs and 2 full bathrooms, there’s room for everyone.

The heart of the home is the main floor, where a cozy fireplace warms the family room, dining area, and a kitchen that shines with full-height espresso cabinets, rich laminate flooring, stainless steel appliances, granite countertops, and a functional eat-up island perfect for casual bites or morning chats. Need more space? The fully finished basement delivers with a generous rec room, 4th bedroom, full 4-piece bath, and loads of storage. But the real magic? Step into your quaint backyard with gate access to peaceful walking trails, your own little escape just beyond the fence. Tucked in a quiet, family-friendly community in Morinville that embraces children and connection, this home is a perfect fit for growing families, first-time buyers, or anyone craving style and serenity.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451863  |
| Price     | \$384,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,531         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10611 98 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2P2         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                 |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 3                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market      17  
Zoning                Zone 61

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