

## \$549,900 - 8910 97 Avenue, Morinville

MLS® #E4460222

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,960 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Discover this beautiful family home in Notre Dame Estates. Offering 1,959 sqft of quality living space, this FOUR-BEDROOM residence is ideally located near schools, parks & within walking distance of the Morinville Community Centre. Inside, you'll find elegant finishes throughout, including GRANITE COUNTERTOPS, rich dark maple cabinetry, light maple hardwood floors, upgraded porcelain tile & stylish lighting fixtures. Upstairs you'll find a large bonus room along w/ 3 spacious bedrooms, highlighted by a generous primary suite w/ a luxurious 4pce ensuite feat a Jacuzzi tub, a 4-foot walk-in shower, & a large walk-in closet. There is a FULLY FINISHED BASEMENT w/ a 4th bedroom & a large 4pce bath. This home also has CENTRAL A/C- perfect for keeping the family cool on hot summer days. To complete the package, this property has a oversized double attached HEATED GARAGE & a large rear deck w/ a huge gazebo & natural gas, perfect for relaxing or entertaining. Don't miss your chance to call this home!

Built in 2013

### Essential Information

MLS® # E4460222

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,960                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8910 97 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 2N7        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, See Remarks |
| Parking   | Double Garage Attached, Over Sized         |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 61           |

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Listing information last updated on October 10th, 2025 at 6:02pm MDT