

## \$399,900 - 10116 104 Avenue, Morinville

MLS® #E4430326

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful 1,087 sq ft bungalow nestled on a quiet street in Morinville. This charming 4-bedroom, 2-bathroom home has seen numerous upgrades and offers a warm, welcoming layout perfect for families or first-time buyers. The main floor features an updated kitchen with a central island, a bright and open living area, three comfortable bedrooms, and a full 4-piece bathroom. The fully finished basement offers even more living space with a large family room, a generous laundry area, and a fourth bedroom—ideal for guests, teens, or a home office. Step outside to enjoy the beautifully landscaped yard, complete with a patio area perfect for summer evenings, a handy storage shed, and a double oversized detached heated garage with 220v power that's ready for Alberta winters. Recent upgrades include a new house roof in 2015, Garage/Shed Roof 2020, a hot water tank in 2023, garage heater, and brand-new garage doors installed in 2024. This home has been well cared for and is move-in ready!

Built in 1972

### Essential Information

MLS® # E4430326

Price \$399,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10116 104 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1A9

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, See Remarks
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Notre Dame, MPS
Middle	Primeau, Four Winds
High	SCHS, MCHS

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	74
Zoning	Zone 61

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