

## \$290,000 - 9909 101 Street, Morinville

MLS® #E4425207

**\$290,000**

4 Bedroom, 1.00 Bathroom, 1,298 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

**\*\*Charming Bungalow in Morinville â€“ Ready for Your Vision!\*\*** Located on a quiet tree-lined street in the heart of Morinville, this over 1298-square-foot bungalow offers incredible potential for those ready to invest some time and care. Just steps away from downtown and historic St. Jean Baptiste Park, this home boasts original charm and character with its spectacular windows, coved ceiling, and hardwood floors throughout the main floor.

While the home has seen many upgrades over the yearsâ€”including a new hot water tank (2005), furnace (2003), roof replacement (2006), and updated fencingâ€”the property now requires some work to restore it to its former glory. The basement, partially refinished, includes additional space for customization, and the large yard with a dog run and vehicle access offers great possibilities. This home presents an ideal opportunity for renovators, investors, or anyone looking to build equity. With a little TLC, this property could shine once again!

Built in 1950

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425207  |
| Price    | \$290,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,298                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9909 101 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1G2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood                     |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood                     |
| Foundation        | Slab                     |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Notre Dame      |
| Middle     | Primeau         |
| High       | Morinville High |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 52               |
| Zoning         | Zone 61          |

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