

## \$344,900 - 10611 95 Avenue, Morinville

MLS® #E4440566

**\$344,900**

3 Bedroom, 1.50 Bathroom, 934 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**AFFORDABLE & FUNCTIONAL.** Discover this inviting 3-level split, MOVE-IN ready home, perfectly positioned near schools, parks, shopping, and major routes like HWY 2 & HWY 642. This meticulously maintained home shines with recent updates; newer windows, fresh paint, new flooring, upgraded kitchen featuring newer counters, cabinets and appliances. Sitting on a generous 667sqm lot offers your own PERSONAL & PRIVATE OASIS for outdoor activities, backing on to green space, mature tree line and fence allows makes it an ideal retreat for families. This over 1,200 sqft residence boasts 3 bedrooms, Den/Office, Large Living Room, Spacious Kitchen, Dining and 1.5 baths, offering ample space for families or investors. The long drive way allows for a future garage or RV parking. With its blend of contemporary style, gorgeous curb-appeal, classic charm, versatile space, perfect location and unbeatable value, this Southwest Morinville gem is well suited for first time home buyers and growing families!!!

Built in 1978

### Essential Information

MLS® # E4440566

Price \$344,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	934
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	10611 95 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1E2

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        2  
Zoning                    Zone 61

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