

\$379,999 - 10401 101 Avenue, Morinville

MLS® #E4420297

\$379,999

5 Bedroom, 2.50 Bathroom, 1,167 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

This is an excellent investment opportunity or a perfect starter home for first-time buyers. The basement features a LEGAL 2-bedroom BASEMENT SUITE, fully approved by the Town of Morinville. The home has been updated with brand-new vinyl plank flooring throughout, new HWT, newer windows, shingles, and upgraded electrical. It includes two fridges, two stoves, and only one washer/dryer set. The property sits on a good-sized lot with back alley access and is conveniently located near all the amenities in Morinville.

Built in 1975

Essential Information

MLS® #	E4420297
Price	\$379,999
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

Community Information

Address 10401 101 Avenue
Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA
Province AB
Postal Code T8R 1A5

Amenities

Amenities Deck
Parking RV Parking, Stall

Interior

Appliances Dryer, Fan-Ceiling, Hood Fan, Storage Shed, Washer,
Refrigerators-Two, Stoves-Two
Heating Forced Air-1, Natural Gas
Stories 2
Has Suite Yes
Has Basement Yes
Basement Full, See Remarks

Exterior

Exterior Wood, Vinyl
Exterior Features Corner Lot, Fenced, Playground Nearby
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Notre Dame
Middle George Henry Primeau
High Morinville Community High

Additional Information

Date Listed February 4th, 2025
Days on Market 113
Zoning Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 28th, 2025 at 8:17pm MDT