

# \$389,900 - 10637 98 Street, Morinville

MLS® #E4440525

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft  
Single Family on 0.00 Acres

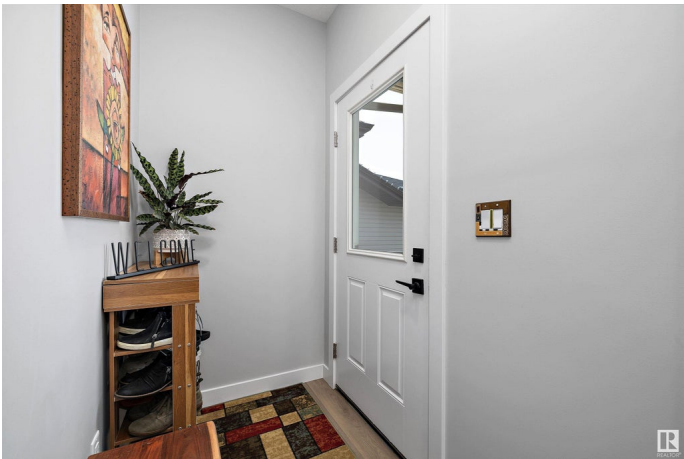
Morinville, Morinville, AB

Welcome home to this lovely Alquinn-built half duplex located close to schools, parks, walking trails, the new Rec Centre, The Shops in St. Albert, and CFB Edmonton. Upon entering, you are greeted by a spacious front entry, a convenient half bath, and an open-concept main floor. The kitchen offers ample space with quartz countertops, a large island, a gas stove, and a corner pantry. The bright living room is filled with natural light, and the dining area features a sliding patio door leading to the backyard. Upstairs, youâ€™™ll find a spacious primary bedroom complete with a walk-in closet and 4-piece ensuite, along with two nicely sized junior bedrooms, a cozy reading nook, and upper-floor laundry. The basement is undeveloped and ready for your personal touch. To top it all off, the home includes a double attached garage, central air conditioning, and backs onto a scenic walking trail.

Built in 2021

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440525  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,463         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10637 98 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2R1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

### School Information

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

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |   |
|----------------|---|
| Days on Market | 4 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 61 |
|--------|---------|

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Listing information last updated on June 9th, 2025 at 6:47am MDT