

\$295,000 - 8917 99 Avenue, Morinville

MLS® #E4449011

\$295,000

3 Bedroom, 2.50 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This 1310 square foot, three-bedroom, two-and-a-half-bathroom half duplex is located just a short walk from schools and parks. Recent updates include new shingles, European tilt windows, and doors, all appliances, a garage door, fresh paint, and more. Ceramic and laminate flooring through the entire home, ideal for pets and kids. The bright kitchen features upgraded south-facing windows and patio doors that flood the space with natural light. Step outside and you'll find a large deck with built-in seating, perfect for relaxing and enjoying the huge fully fenced back yard. The upstairs includes a spacious primary bedroom, a four-piece bathroom, and bedrooms two and three. The downstairs is partially finished and ready for someone to make it their own.

Built in 1977

Essential Information

MLS® #	E4449011
Price	\$295,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.00



Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8917 99 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1K5

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	July 22nd, 2025
Days on Market	37

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 August 27th, 2025 at 10:02pm MDT