

# \$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 87  
Zoning Zone 61

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