

## **\$390,000 - 9414 99 Avenue, Morinville**

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MLS® #E4431074

**\$390,000**

4 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Bi-level on a MASSIVE CORNER LOT! Nice curb appeal w/ vinyl siding, BRICK & a new, "life time" METAL ROOF! The garage is HUGE (30'x24') & is HEATED, ready for your toys, & projects! Upstairs you are greeted to a BRIGHT living room w/ a painted brick FEATURE WALL, perfect for entertaining! Eat in the FORMAL DINING room, it is found steps away & has some lovely contrasting colors leading to the U-SHAPED kitchen. Down the hall is a functional 4 piece bath w/ TILED tub surround & TILED FLOORING. 3 bedrooms are FAMILY FRIENDLY, the Primary has a 2 piece ENSUITE. Basement has two sets of stairs, one at the rear & one at the front for easy access; the 2 AMPLE STORAGE areas will be appreciated. Relax in the LARGE family room w/ a WOOD BURNING stove to take the chill out of Winter; the WET BAR adds options for guests & get togethers. A large bedroom, 3 piece bath w/ a TILE shower & LAUNDRY AREA complete the package. Outside you'll love the big STORAGE SHED for your outdoor gear, see it you'll LOVE it!

Built in 1978

### **Essential Information**

MLS® #                    E4431074

Price                     \$390,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	9414 99 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1K1

### Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Corner Lot, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	19
Zoning	Zone 61

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Listing information last updated on May 5th, 2025 at 12:17pm MDT