

## \$429,000 - 9805 95 Avenue, Morinville

MLS® #E4448071

**\$429,000**

4 Bedroom, 3.00 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful 4 Level Split, 4 Bedroom, 3 Full Bathroom home located in a mature community of Morinville. Walking up to fully landscaped front yard notice the front drive pad which boasts room for RV and extra parking. Coming through the front door you will be welcomed by a large living room which leads into a spacious kitchen, with centre island and dining area. Going upstairs you will find a fully renovated 4pc bath complete with stand alone soaker tub and finished with 3 big bedrooms. Down to the 3rd level you will have a second family room area, 4th bedroom and a 3pc bathroom with laundry. The 4th floor is the largest of living spaces with a full 3pc bathroom and a storage area. In the backyard you will find a large fully landscaped back yard backing onto trees, a fully finished double heated detached garage.

Built in 1977

### Essential Information

MLS® #	E4448071
Price	\$429,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,191
Acres	0.00



Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9805 95 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1H3

### Amenities

Amenities	Hot Water Natural Gas, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached, Insulated, Parking Pad Cement/Paved, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Fenced, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	6

## Zoning

## Zone 61

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