

## \$329,900 - 9604 97 Street, Morinville

MLS® #E4424513

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,163 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

ATTENTION INVESTORS or SAVVY HOMEOWNERS that want to build their own equity!! This is a great opportunity for that....solid home with Huge potential. 3 bdrm up and 1 down with the possibility of a 5th, 2 pc ensuite in the master, finished basement with another 2 pc bth and a massive fully fenced yard with room for a garage.

Built in 1976

### Essential Information

MLS® #	E4424513
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,163
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address 9604 97 Street



Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1G9

### Amenities

Amenities	See Remarks
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 7th, 2025
Days on Market	54
Zoning	Zone 61

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Listing information last updated on April 30th, 2025 at 12:47pm MDT