

## \$384,900 - 10611 98 Street, Morinville

MLS® #E4451863

**\$384,900**

4 Bedroom, 3.50 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

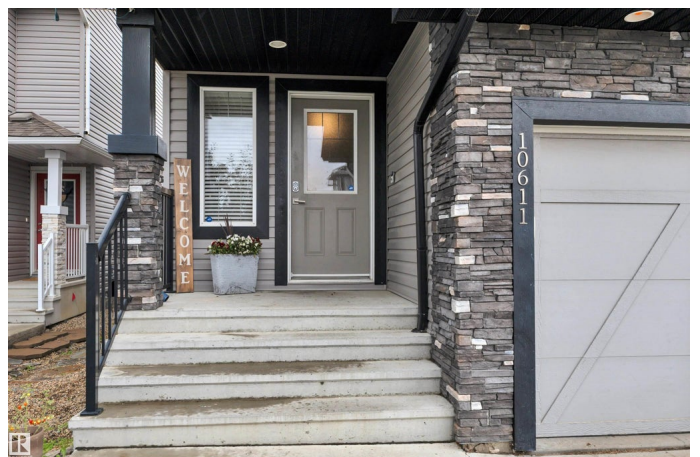
This beautifully finished half duplex is more than just a home—it's your next chapter. With 3 spacious bedrooms upstairs and 2 full bathrooms, there's room for everyone.

The heart of the home is the main floor, where a cozy fireplace warms the family room, dining area, and a kitchen that shines with full-height espresso cabinets, rich laminate flooring, stainless steel appliances, granite countertops, and a functional eat-up island perfect for casual bites or morning chats. Need more space? The fully finished basement delivers with a generous rec room, 4th bedroom, full 4-piece bath, and loads of storage. But the real magic? Step into your quaint backyard with gate access to peaceful walking trails, your own little escape just beyond the fence. Tucked in a quiet, family-friendly community in Morinville that embraces children and connection, this home is a perfect fit for growing families, first-time buyers, or anyone craving style and serenity.

Built in 2015

### Essential Information

MLS® #	E4451863
Price	\$384,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,531
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	10611 98 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P2

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market      3  
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 10th, 2025 at 10:17pm MDT