

\$359,900 - 9507 97a Avenue, Morinville

MLS® #E4457414

\$359,900

4 Bedroom, 2.50 Bathroom, 1,838 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this HANDYMAN special, offering excellent potential for those looking to invest, renovate, or build equity. Situated on a large pie shaped lot in a desirable cul de sac location, this property features 4 bedrooms and 2.5 bathrooms with a functional floor plan that is ready for your personal touch. The home provides a solid starting point for renovations, whether you are looking to update the existing structure or reimagine the space entirely. Home also features 1838 sq ft of living space above grade (2000+ total) and a double attached garage. The spacious pie shaped yard backing onto ravine offers additional possibilities for landscaping, outdoor living, or future development. With some vision and improvements, this property has the opportunity to become a fantastic family home or a profitable investment.

Built in 1980

Essential Information

MLS® #	E4457414
Price	\$359,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,838



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9507 97a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1J3

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
-------------	----------------------

Days on Market 10

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 September 22nd, 2025 at 5:02am MDT