

## \$350,000 - 10504 106 Avenue, Morinville

MLS® #E4429004

### \$350,000

2 Bedroom, 2.00 Bathroom, 1,423 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Perfect for an investor or first-time home buyer  
â€“ this property is ready for you! Features here include vaulted ceilings, an open layout, vinyl plank flooring, main-floor office/den, a great kitchen with ample cupboard & countertop space, walk-in pantry, and separate dinette, a large living room, 4pc bath, and 2 generous-sized bedrooms including a king-sized ownerâ€™s suite with dual closets, 4pc ensuite, & a private balcony to enjoy your morning coffees! Complete with a double-attached garage, exterior deck, fenced & landscaped yard, & NO REAR NEIGHBOURS, this home is super cute and within walking distance to parks, trails, shopping, and all amenities!

Built in 2011

### Essential Information

MLS® #	E4429004
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,423
Acres	0.00
Year Built	2011
Type	Single Family



Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	10504 106 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C9

### Amenities

Amenities	Deck, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
Days on Market	4
Zoning	Zone 61

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