

# \$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 | 89              |
| Zoning         | Zone 61         |

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Listing information last updated on June 4th, 2025 at 7:17pm MDT