

## **\$319,900 - 10122 102 Avenue, Morinville**

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MLS® #E4432308

**\$319,900**

5 Bedroom, 2.00 Bathroom, 1,091 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Move in and enjoy this spacious bungalow nestled on a quiet street close to shopping, school, parks, playground and CFB Edmonton. Welcome into the front door greet to the comfortable sized open concept living & dining rm that's perfect for your family gatherings and is fully carpeted with the original hardwood floors underneath. The spacious kitchen boasts loads of cabinets, a large bright window over the sink and some functioning retro appliances makes this functional kitchen a joy to cook in. The Primary bedroom is a good size with a large window & double door closet. The main floor is finished off with 2 junior bedrms & a 4pc bath. The fully finished basements boasts the 4th and 5th jr. bedrms, a 3 piece bath, huge family room, laundry/utility room & plenty of storage space. The back yard which is mostly fenced, is landscaped, features a massive shed & possible space for an RV off the alley. This properties potential is huge! The time to buy is now!

Built in 1963

### **Essential Information**

MLS® #                    E4432308

Price                      \$319,900

Bedrooms                5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,091                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10122 102 Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 1A7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stucco          |
| Exterior Features | Flat Site, Landscaped |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stucco          |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Morinville Public  
Middle                              G.H. Primeau  
High                                 M.C.H.S.

**Additional Information**

Date Listed                      April 23rd, 2025  
Days on Market                12  
Zoning                              Zone 61

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