

## \$509,900 - 8104 97 Street, Morinville

MLS® #E4425588

**\$509,900**

3 Bedroom, 3.50 Bathroom, 1,808 sqft  
Single Family on 0.00 Acres

South Glens, Morinville, AB

This beautifully upgraded home offers a low-maintenance lifestyle with artificial grass in the backyard, a well-landscaped fire pit area, and composite decking on both the front and back. A spacious gazebo on the back deck provides the perfect spot to relax or entertain. The property also includes two convenient storage sheds on the side of the house. Inside, the entire home has been freshly painted and features a custom fireplace mantel. Recent upgrades include newer shingles, appliances, a hot water tank, and newer A/C for added comfort. Located in a family-friendly neighborhood, there's a playground right across the road, and with no neighbors behind.

Built in 2006

### Essential Information

MLS® #	E4425588
Price	\$509,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8104 97 Street
Area	Morinville
Subdivision	South Glens
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1W3

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, Fire Pit, Gazebo, Insulation-Upgraded, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame, MPS
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Middle	Primeau, Four Winds
High	MCHS, SCHS

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market	28
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Zoning	Zone 61
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Listing information last updated on April 10th, 2025 at 7:17am MDT