

## \$524,900 - 8802 98 Avenue, Morinville

MLS® #E4463810

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this spacious and inviting two-storey home in the family-friendly community of Morinville. Step inside to a bright living room featuring large windows and a cozy fireplace, creating the perfect spot to unwind after a long day. The open-concept layout flows effortlessly into the dining area and well-equipped kitchen, complete with ample cabinetry, modern appliances, and a walk-in pantry. A convenient powder room, laundry area, and direct access to the double attached garage complete the main floor. Upstairs, you'll find a generous primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bath, ideal for family or guests. The fully finished basement adds even more value with a spacious rec room perfect for movie nights or a home gym, an additional bedroom, full bathroom, and plenty of storage space. Outside, enjoy the private deck and fenced yard. Close to parks, schools, and everyday amenities, this is the ideal place to call home.

Built in 2007

### Essential Information

MLS® # E4463810

Price \$524,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,893                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8802 98 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 1T8        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke              |
| Parking   | Double Garage Attached, Over Sized |

### 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           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

**Additional Information**

Date Listed               October 28th, 2025  
Days on Market        7  
Zoning                    Zone 61

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Listing information last updated on November 3rd, 2025 at 11:32pm MST