

\$350,000 - 9417 80 Avenue, Morinville

MLS® #E4452107

\$350,000

3 Bedroom, 2.50 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

NO CONDO FEES! Welcome to Morinville's community of South Glens! This 3 BED, 3 BATH half duplex features a bright main floor with kitchen, dining/living area, two-piece bath, and access to a sunny SOUTH FACING BACKYARD with deck. Upstairs youâ€™ll find two bedrooms and a four-piece bath, plus a spacious primary suite with walk-in closet and FOUR PIECE ENSUITE. The FINISHED BASEMENT offers a cozy family room and laundry. A single attached garage and a charming front-yard cherry tree complete this property. NEW FLOORING AND SHINGLES make this home move-in ready. Conveniently located with shopping and schools nearby as well as easy access to Highway 2, TEN MINUTES FROM ST. ALBERT and FIFTEEN MINUTES from CFB EDMONTON - this home is ready to be made your own!

Built in 2006

Essential Information

MLS® #	E4452107
Price	\$350,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,265



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9417 80 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B1

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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, Flat Site, Fruit Trees/Shrubs, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. Kateri Tekakwitha
------------	-----------------------

Middle	Four Winds Public School
High	Morinville Community High

Additional Information

Date Listed	August 8th, 2025
Days on Market	6
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 14th, 2025 at 1:47am MDT