

## \$199,900 - 12 10105 101 Avenue, Morinville

MLS® #E4455397

**\$199,900**

2 Bedroom, 1.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

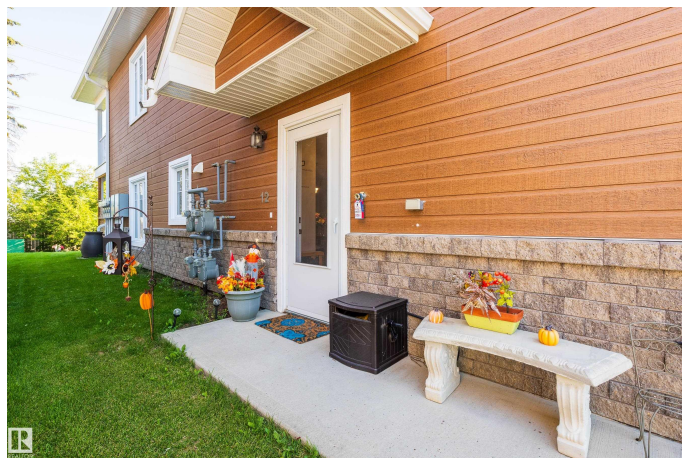
Morinville, Morinville, AB

Welcome to this charming lower-level condo offering comfort & convenience with NO STAIRS & HOT WATER ON DEMAND! Step inside to a bright & airy open-concept layout that creates a warm & inviting atmosphere. The kitchen features a NEW fridge, great counter space & ample storage & overlooks the living room area. This home offers two generously sized bedrooms, both rooms provide a comfortable retreat with great natural light & primary bedroom has double closet for added storage. The spacious 4-piece bathroom is complete with a deep tub/shower. Laundry room with NEW dryer is adjacent to the storage room/mechanical room. NEW lighting throughout the home + Hunter Douglas Blinds. Enjoy the outdoors with your own covered patio, a small garden area & storage shed—perfect for seasonal items or hobbies. With low condo fees, this home is a fantastic option for first-time buyers, downsizers, or investors seeking a low-maintenance property.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455397  |
| Price     | \$199,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 985               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 10105 101 Avenue |
| Area        | Morinville          |
| Subdivision | Morinville          |
| City        | Morinville          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8R 1A6             |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking Spaces | 2                                        |
| Parking        | 2 Outdoor Stalls                         |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | In Floor Heat System, Natural Gas                                                                                             |
| Stories      | 1                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                      |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Composition                                                                      |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |             |
|------------|-------------|
| Elementary | Notre Dame  |
| Middle     | G.H.Primeau |
| High       | M.C.H.S.    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 61           |
| Condo Fee      | \$165             |

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Listing information last updated on September 6th, 2025 at 4:32pm MDT