

# \$194,999 - 10 10105 101 Avenue, Morinville

MLS® #E4453202

**\$194,999**

2 Bedroom, 1.00 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

Morinville, Morinville, AB

Welcome to this well-maintained apartment-style home which combines comfort, convenience & thoughtful upgrades. The bright & open floor plan is ideal for modern living, featuring a spacious living room with direct access to a covered balcony – perfect for your morning coffee or an evening of relaxation. The kitchen is equipped with a NEW fridge & dishwasher, complemented by fresh light fixtures throughout the home. The secondary bedroom includes custom closet organizers, while the primary bedroom offers a double closet for ample storage. A spacious & bright 4-piece bathroom adds to the comfort of the space. Additional highlights include NEW washer & dryer, hot water on demand & a practical layout that makes the most of every square foot. Whether you’re a first-time buyer, an investor seeking a rental opportunity, or looking to downsize to low-maintenance living, this property checks all the boxes.

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453202  |
| Price     | \$194,999 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10 10105 101 Avenue |
| Area        | Morinville          |
| Subdivision | Morinville          |
| City        | Morinville          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8R 1A6             |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Deck, Hot Water Instant, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 2                                                          |
| Parking        | 2 Outdoor Stalls                                           |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Composition                                                         |
| Foundation        | Concrete Perimeter                                                        |

### School Information

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 61           |
| Condo Fee      | \$165             |

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Listing information last updated on August 23rd, 2025 at 8:17pm MDT