

## **\$69,900 - #74 10410 101a Street, Morinville**

MLS® #E4452914

**\$69,900**

3 Bedroom, 2.00 Bathroom, 924 sqft  
Land Lease Community on 0.00 Acres

Morinville, Morinville, AB

**AFFORDABLE SINGLE WIDE MOBILE HOME LOCATED IN MORINVILLE MOBILE HOME PARK!** This is lovely manufactured home located in the quieter area of the park just steps away from downtown Morinville & minutes to St. Albert. This 14'x66' single wide mobile home has some updates with a few left to do to make it your own. Updates include roof, siding, toilets, main bathroom floor, HWT & features a spacious living room, functional eat in kitchen, plenty of cabinets, countertops & large windows. To the North end of the home you will find the laundry area, a good sized primary bedroom with a walk-in closet, a three-piece en-suite w/jetted tub plus the back door. In the front of the home, you will find two nice sized junior bedrooms & the four piece main bathroom. Outside you'll see the large deck, fully fenced yard, garden shed, one car carport & room for a second vehicle. this home has curb appeal & great potential. Conveniently located close to the entrance of the park & close to schools, shopping and all amenities!

Built in 1982

### **Essential Information**

|        |          |
|--------|----------|
| MLS® # | E4452914 |
| Price  | \$69,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #74 10410 101a Street |
| Area        | Morinville            |
| Subdivision | Morinville            |
| City        | Morinville            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1B1               |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Single Carport, Stall |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                |

### Exterior

|            |        |
|------------|--------|
| Foundation | Piling |
|------------|--------|

### School Information

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 14th, 2025 |
|-------------|-------------------|

Days on Market 4

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 17th, 2025 at 10:47pm MDT