

## \$229,999 - 9517 107 Avenue, Morinville

MLS® #E4459459

**\$229,999**

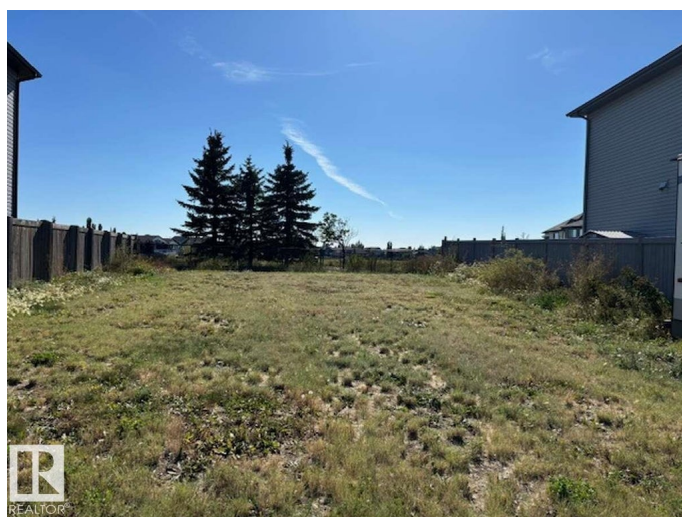
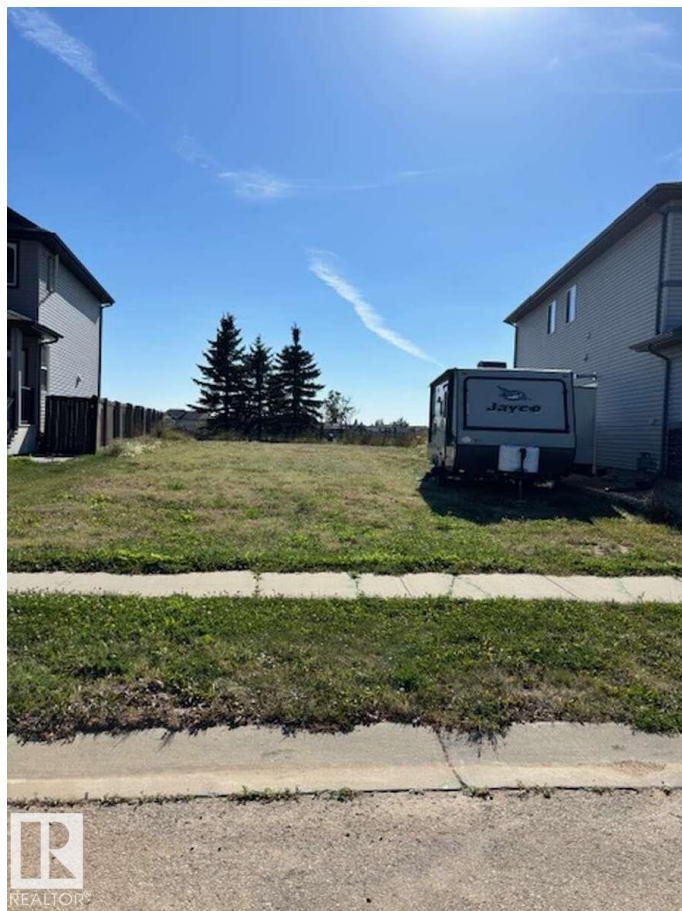
0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Morinville, Morinville, AB

For more information, please click on "View Listing on Realtor Website". Lakeside living at its finest!! Scenic Residential Lot with a Lake View - Build Your Dream Home! Don't miss this rare opportunity to own a beautiful vacant residential lot in a quiet small-town setting, complete with breathtaking views. Whether you are looking to build your forever home or invest in land with future potential, this property is the perfect canvas. The Lakes community is a 10 minute commute from St. Albert's northern borders. Accessed from highway 2. This property's location surrounds a serene and picturesque lake, and is within walking distance from the amenities a family requires including schools, walking trails, and a new leisure center in Morinville. Do not miss out!

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4459459        |
| Price      | \$229,999       |
| Lease Rate | \$11            |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9517 107 Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C7         |

## Amenities

|               |     |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Level Land, Not Landscaped, Playground Nearby, Private Setting, View Lake, Private Park Access |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Morinville Public School  |
| Middle     | Georges H. Primeau        |
| High       | Morinville Community High |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 61              |

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Listing information last updated on October 15th, 2025 at 7:02am MDT