

# \$399,900 - 10606 86 St, Morinville

MLS® #E4435126

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,456 sqft  
Single Family on 0.00 Acres

Sunshine Estates, Morinville, AB

This beautifully upgraded 1,455 sq ft two-storey home with a fully finished basement is the perfect fit for a growing family. Set on a large, fenced lot surrounded by mature trees, the property offers plenty of outdoor space for both relaxation and play. Inside, youâ€™ll find a bright Euro-style kitchen that opens to a cozy family room featuring a wood-burning fireplace. Sliding doors lead directly to the expansive backyard, making it easy to enjoy indoor-outdoor living. With five bedrooms and three bathrooms, thereâ€™s room for everyone. The heated attached garage, paired with a newer asphalt driveway, adds everyday convenience and functionality. Pride of ownership is evident throughout, with recent upgrades including a new garage heater in 2022 and new shingles in 2023. Located in a welcoming, family-oriented neighborhood, this home is just minutes from schools and the brand-new Leisure Centre.

Built in 1981

## Essential Information

MLS® #	E4435126
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10606 86 St
Area	Morinville
Subdivision	Sunshine Estates
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C3

### **Amenities**

Amenities	Deck, Fire Pit
Parking	Double Garage Attached, Front Drive Access, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Storage Shed, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Notre Dame
Middle	Primeau
High	MCHS/Sturgeon Comp

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 61

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