

\$649,900 - 10118 96 Street, Morinville

MLS® #E4447360

\$649,900

4 Bedroom, 3.50 Bathroom, 1,868 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Beautifully designed 1,868 sq ft 2 storey home built in 2019. On a 4,897 sq ft lot, Short walk to Morinville Leisure Centre all levels of schools. Spacious entryway and engineered hardwood floors on the open-concept main floor. Chef's kitchen featuring granite countertops, ceramic tile flooring, a large eating bar with dual sinks, walk-thru pantry, and a bright breakfast nook. Upstairs, 3 generously sized bedrooms, including a Jack and Jill full bathroom connecting the 2nd and 3rd bedrooms. Primary offers a walk-in closet, and a luxurious 4-pc ensuite with walk-in shower and dual vanity sinks. Fully finished basement including 4th bedroom, full bath, and rec room: ideal for a home theater, playroom, or gym. Hot Tub and pergola INCLUDED! Everything inside and outside has its permits: fully finished basement, hot tub, and hot tub electrical panel (which was installed by an Electrician). Lot size 455 sq m / 4,897 sq ft. Taxes were \$5,590.30 in 2024.

Built in 2018



10118 96 St

- BUILT IN 2019
- 1,868 SQ FT
- LOT SIZE IS 4,897 SQ FT
- 4 BEDROOMS (3+1)
- LARGE ENTRY WAY
- ENGINEERED HARDWOOD FLOORS ON THE MAIN FLOOR, CARPET UPSTAIRS AND DOWNSTAIRS.
- CHEF'S KITCHEN HAS GRANITE COUNTER TOPS, CERAMIC FLOORING, EATING BAR WITH DUAL SINKS, WALK THRU PANTRY AND BREAKFAST NOOK.
- CONVENIENT MUD ROOM
- FULLY FINISHED BASEMENT
- FINISHED BASEMENT HAS BEDROOM, FULL BATHROOM, AND REC ROOM
- JACK AND JILL FULL BATHROOM UPSTAIRS BETWEEN THE 2 OTHER BEDROOMS HAS A FULL BATHROOM, INCLUDING DUAL SINKS IN THE VANITY
- PRIMARY HAS WALK IN CLOSET, 4 PIECE ENSUITE, WALK-IN SHOWER, AND DUAL SINKS.
- WALKING DISTANCE TO THE MORINVILLE LEISURE CENTRE
- MULTIPLE SCHOOLS CLOSE BY SUCH AS: MORINVILLE PUBLIC SCHOOL, ECOLE NOTRE DAME ELEMENTARY, GEORGE H. PRIMEAU JUNIOR HIGH/MIDDLE SCHOOL

Essential Information

MLS® #	E4447360
Price	\$649,900
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10118 96 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B5

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Hot Tub
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	4
Zoning	Zone 61



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