

## \$475,000 - 10302 96 Street, Morinville

MLS® #E4434690

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,986 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful two-storey home with a bright and spacious design. The main floor features a cozy den, perfect for a home office or study. The kitchen is a chef's dream, offering ample counter space, cabinetry, a double sink, stainless steel appliances, and a pantry. The dining room is filled with natural light, providing access to the deck for easy outdoor entertaining. The living room is equally inviting, complete with a fireplace that creates a warm, homey atmosphere. A convenient main-floor laundry room adds to the home's functionality. Upstairs, you'll find a large bonus room, bright and welcoming, with a lovely view of the neighborhood. The oversized primary bedroom includes a luxurious 4-piece ensuite and a walk-in closet. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The home also features an attached double garage and a fenced backyard, offering both convenience and privacy.

Built in 2007

### Essential Information

MLS® #	E4434690
Price	\$475,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,986
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10302 96 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B4

### Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 3rd, 2025

Days on Market 14

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 May 16th, 2025 at 9:31pm MDT