

## \$499,900 - 10621 96 Street, Morinville

MLS® #E4441005

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

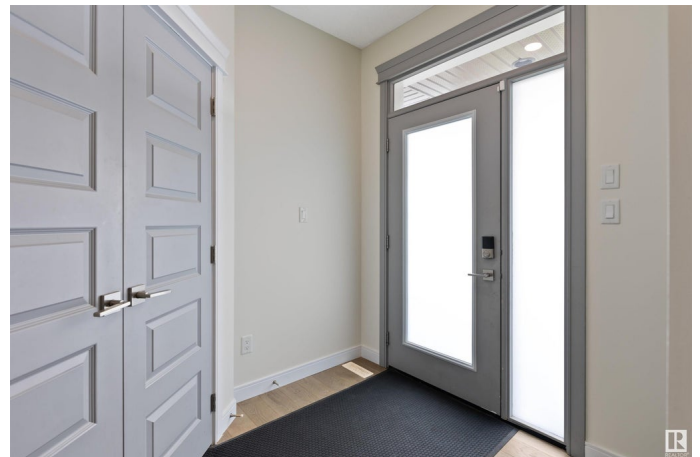
Welcome to this FULLY FINISHED home BACKING GREENSPACE/WALKING TRAIL! With 4 bedrooms, 3.5 bathrooms and over 2500sqft of living space there is room for everyone! The bright open-concept main floor features a modern kitchen with striking two-toned cabinetry, QUARTZ countertops, pantry, and a large ISLAND with bar seatingâ€”perfect for everyday living and entertaining. The adjoining living and dining areas create a warm, welcoming space with 9' ceilings and a gas fireplace. Upstairs offers three bedrooms, including a spacious primary suite, a BONUS room and convenient second-floor laundry. The primary bedroom has a WALK IN closet and 5pce ensuite with DOUBLE SINKS. The basement has a 4th bedroom, 3pce bathroom, den and storage. Enjoy the outdoors in the fully fenced, landscaped yard with a large wood deck. Fresh paint on the top two floors, CENTRAL A/C and a double attached garage! Move-in ready with flexible space for the whole familyâ€”this home is a must-see!

Built in 2018

### Essential Information

MLS® # E4441005

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,851                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10621 96 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2N5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Closet Organizers      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 61        |

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Listing information last updated on June 17th, 2025 at 10:02pm MDT