

# \$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	3
Zoning	Zone 61



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