

## \$499,900 - 10608 96a Street, Morinville

MLS® #E4436855

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Family Paradise Found! 1,566 sq. ft. two-storey home is the perfect blend of style, comfort, and convenience! Flooded with natural light and finished with high-quality materials, it welcomes you with a bright, open foyer and a stunning main living area featuring a gas fireplace with custom built-ins. The family chef will fall in love with the gorgeous kitchen—highlighted by unique white, floor-to-ceiling cabinetry, a quartz island with stylish pendant lighting, and a massive walk-through pantry that connects to the mudroom. Step outside to a large deck—an entertainer’s dream—perfect for summer BBQs. Stay cool all season with central air conditioning. Upstairs, you’ll find three spacious bedrooms, a four-piece main bath, and a convenient laundry room. The luxurious primary suite boasts a generous walk-in closet and a private ensuite with a walk-in shower. Top it all off with a fully fenced yard, an unfinished basement full of potential, and a heated double attached garage—ideal for our chilly winters.

Built in 2019

### Essential Information

MLS® # E4436855

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10608 96a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E8

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mvl Public/Notre Dame
Middle	GH Primeau/4 Winds
High	MCHS/SCHS

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	17
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 June 2nd, 2025 at 6:47am MDT