

Courtesy Of Aldo Esposito Of Century 21 Masters

## **\$479,000 - 10205 96 Street, Morinville**

MLS® #E4432568

**\$479,000**

5 Bedroom, 3.00 Bathroom, 1,858 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to the perfect FIVE Bedroom + Bonus Room home with a Finished Basement on a great quiet street in Morinville's #1 family community - The Lakes! Recent updates include Hot Water Tank, Paint and Stainless Steel Fridge! Walk in to the bright and open concept living space with hardwood floors, gas fireplace, and dining room that can fit a full-sized table! Your functional kitchen is upgraded with Stainless Steel Appliances, tile backsplash and a great corner pantry. The staircase leads up to your massive bonus room with vaulted ceilings. Upstairs includes 3 bedrooms and 2 bathrooms including a great master with ensuite and walk in closet! Downstairs, find 4th and 5th Bedrooms, another bathroom, and tons of storage. Your sunny backyard offers a great deck is fully fenced - perfect for kids or pets. The garage has also been recently insulated and drywalled! All of this located on a quiet street with no thru road and steps to the lake. Welcome home!

Built in 2008

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4432568  |
| Price    | \$479,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,858                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10205 96 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0B5         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

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

### Exterior

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

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Morinville Public, St. Kat |
| Middle     | Primeau, Four Winds        |
| High       | Morinville High School     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 61          |

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Listing information last updated on May 2nd, 2025 at 9:02am MDT