

\$399,900 - 10606 86 St, Morinville

MLS® #E4435126

\$399,900

5 Bedroom, 2.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

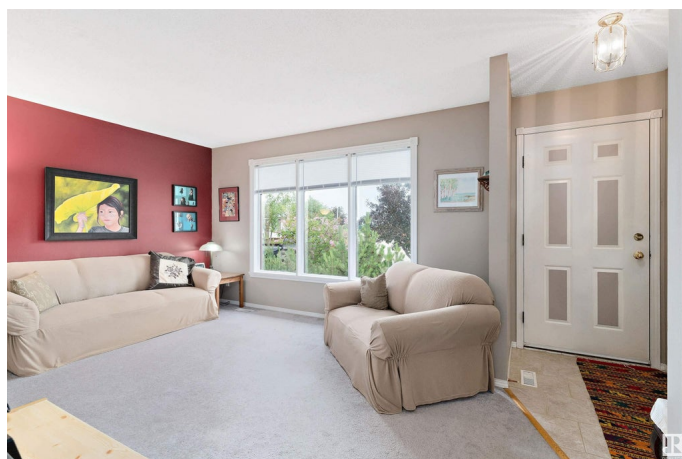
Sunshine Estates, Morinville, AB

This beautifully upgraded 1,455 sq ft two-storey home with a fully finished basement is the perfect fit for a growing family. Set on a large, fenced lot surrounded by mature trees, the property offers plenty of outdoor space for both relaxation and play. Inside, you'll find a bright Euro-style kitchen that opens to a cozy family room featuring a wood-burning fireplace. Sliding doors lead directly to the expansive backyard, making it easy to enjoy indoor-outdoor living. With five bedrooms and three bathrooms, there's room for everyone. The heated attached garage, paired with a newer asphalt driveway, adds everyday convenience and functionality. Pride of ownership is evident throughout, with recent upgrades including a new garage heater in 2022 and new shingles in 2023. Located in a welcoming, family-oriented neighborhood, this home is just minutes from schools and the brand-new Leisure Centre.

Built in 1981

Essential Information

MLS® #	E4435126
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10606 86 St
Area	Morinville
Subdivision	Sunshine Estates
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C3

Amenities

Amenities	Deck, Fire Pit
Parking	Double Garage Attached, Front Drive Access, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Storage Shed, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Notre Dame
Middle	Primeau
High	MCHS/Sturgeon Comp

Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 61

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Listing information last updated on May 10th, 2025 at 1:02pm MDT