

Courtesy Of Michael T Kinsella Of RE/MAX Elite

## \$529,900 - 10310 96 Street, Morinville

MLS® #E4454807

**\$529,900**

4 Bedroom, 3.50 Bathroom, 2,214 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

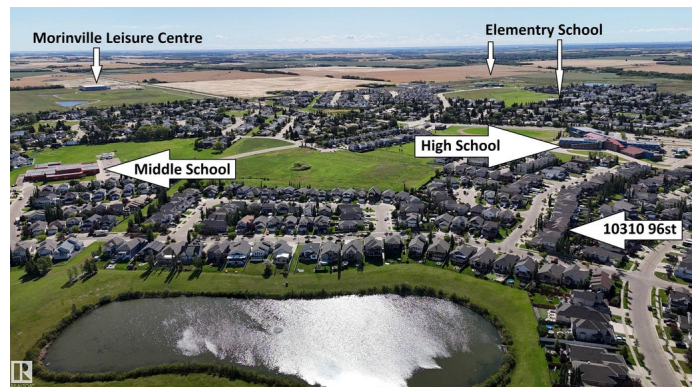
STRAIGHT OUT OF A MAGAZINE! This designer home is a perfect balance of BEAUTY AND FUNCTIONALITY. Located steps away from the LAKE AND WALKING DISTANCE to schools. UPGRADED KITCHEN with floor to ceiling cabinets, Granite tops, unlimited drawers, COFFEE BAR in walk through pantry, and room to entertain. MULTIPLE SKYLIGHTS ACCENT over the dinette and living room with gas fireplace, plus a patio door to landscaped and fenced, WEST FACING BACKYARD. Formal dining room could be an office. MAIN FLOOR LAUNDRY is a must, next to the FULLY FINISHED GARAGE including Epoxy floors, built in Cabinets and Storage. VAULTED CEILINGS in oversized bonus room. Primary suite with FULL ENSUITE AND WALK IN CLOSET. Bedrooms 2 and 3 are similar in size with another full bathroom. BASEMENT IS FULLY FINISHED with wet bar and fireplace in rec room, 4th bedroom plus another full bath. New Roof and HWT. This METICULOUSLY MAINTAINED & UPGRADED HOME will be guaranteed to impress! MOVE IN READY!

Built in 2007

### Essential Information

MLS® # E4454807

Price \$529,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,214                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10310 96 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0B4         |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking   | Double Garage Attached, Heated, Insulated                            |

### Interior

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

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                        |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |         |
|------------|---------|
| Elementary | Vanier  |
| Middle     | Primeau |
| High       | MCHS    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 61           |

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Listing information last updated on August 28th, 2025 at 8:17pm MDT