

## \$449,000 - 10609 96 Street, Morinville

MLS® #E4457331

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This modern and air-conditioned bi-level features 3 beds, 3 full baths, expansive ceilings, and a prime location backing onto walking paths and a green space. The open concept kitchen is sure to impress with its quartz countertops, newer stainless steel appliances, and corner pantry. Enjoy entertaining in your oversized living room with vaulted ceiling and electric fireplace. Two bedrooms, the 4-piece main bath, and a large laundry room completes the main levels. Up a short flight of stairs, you will find your private primary suite with walk-in closet and 5-piece ensuite, with double vanities, a soaker tub, and separate shower. Relax on your rear deck with stunning views of the nature behind. The partially finished basement features a 3-piece bathroom, and ample space for storage and your finishing touch. This home is meticulously maintained and is available for a quick possession. A must see!

Built in 2017

### Essential Information

MLS® #	E4457331
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,518
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	10609 96 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N5

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **School Information**

Elementary	Notre Dame, Morinville Pub
Middle	Geores H Primeau
High	Morinville Comm. High

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	2
Zoning	Zone 61

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