

## \$475,000 - 10201 96 Street, Morinville

MLS® #E4436748

**\$475,000**

4 Bedroom, 3.50 Bathroom, 2,165 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

UPDATED, FULLY FINISHED TWO-STOREY WITH OVERSIZED GARAGE! This upgraded 4 bedroom, 3.5 bath, 2,165 sqft home sits on a wide side lot and offers space, comfort, and flexibility. Step into a bright foyer with tile floors, neutral tones, and large windows throughout. The main floor features rich hardwood, a corner gas fireplace, open living and dining areas, and a kitchen with stainless steel appliances, granite countertops, tile backsplash, island, and corner pantry. A private office, 2-piece guest bath, and mudroom complete the main level. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite. Two more bedrooms, a full bath, laundry, and a large bonus room finish the floor. The fully finished basement (permitted) adds a family room, 4th bedroom, den, and full bath. Updates include some new windows, new carpet, fresh paint, hot water tank, attic insulation top-up, new dishwasher, washer, and dryer. Enjoy a fenced yard with deck and a double oversized attached garage. Welcome home!

Built in 2011

### Essential Information

MLS® # E4436748

Price \$475,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,165
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10201 96 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B5

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 61

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Listing information last updated on May 17th, 2025 at 7:32am MDT