

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

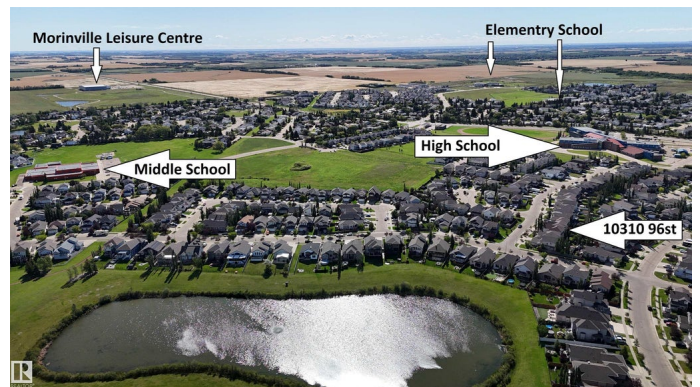
Morinville, Morinville, AB

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 12:47pm MDT