

## \$475,000 - 10302 96 Street, Morinville

MLS® #E4426372

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,986 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful two-storey home with a bright and spacious design. The main floor features a cozy den, perfect for a home office or study. The kitchen is a chef's dream, offering ample counter space, cabinetry, a double sink, stainless steel appliances, and a pantry. The dining room is filled with natural light, providing access to the deck for easy outdoor entertaining. The living room is equally inviting, complete with a fireplace that creates a warm, homey atmosphere. A convenient main-floor laundry room adds to the home's functionality. Upstairs, you'll find a large bonus room, bright and welcoming, with a lovely view of the neighborhood. The oversized primary bedroom includes a luxurious 4-piece ensuite and a walk-in closet. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The home also features an attached double garage and a fenced backyard, offering both convenience and privacy.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426372  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,986                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10302 96 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0B4         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 19th, 2025

Days on Market                40

Zoning                            Zone 61

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