

\$649,900 - 10118 96 Street, Morinville

MLS® #E4447360

\$649,900

4 Bedroom, 3.50 Bathroom, 1,868 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to 10118 96 St, a beautifully designed 1,868 sq ft 2 storey home built in 2019. Ideally located on a 4,897 sq ft lot, this home is just a short walk to the Morinville Leisure Centre and close to many schools. Step inside the spacious entryway and youâ€™ll notice the warmth of engineered hardwood floors on the main level. The open-concept main floor is welcomed by a chefâ€™s kitchen featuring granite countertops, ceramic tile flooring, a large eating bar with dual sinks, walk-thru pantry, and a bright breakfast nook. Upstairs, youâ€™ll find 3 generously sized bedrooms, including a Jack and Jill full bathroom connecting the second and third bedrooms. The primary offers a walk-in closet, and a luxurious 4-pc ensuite that includes a walk-in shower and dual vanity sinks. Fully finished basement adds even more functional space, including 4th bedroom, full bath, and rec room making it ideal for a home theater, playroom, or gym. Hot Tub INCLUDED! Lot size 455 sq m / 4,897 sq ft. Taxes were \$5,590.30 in 2024.



10118 96 St

- BUILT IN 2019
- 1,868 SQ FT
- LOT SIZE IS 4,897 SQ FT
- 4 BEDROOMS (3+1)
- LARGE ENTRY WAY
- ENGINEERED HARDWOOD FLOORS ON THE MAIN FLOOR, CARPET UPSTAIRS AND DOWNSTAIRS.
- CHEF’S KITCHEN HAS GRANITE COUNTER TOPS, CERAMIC FLOORING, EATING BAR WITH DUAL SINKS, WALK THRU PANTRY AND BREAKFAST NOOK.
- CONVENIENT MUD ROOM
- FULLY FINISHED BASEMENT
- FINISHED BASEMENT HAS BEDROOM, FULL BATHROOM, AND REC ROOM
- JACK AND JILL FULL BATHROOM UPSTAIRS BETWEEN THE 2 OTHER BEDROOMS HAS A FULL BATHROOM, INCLUDING DUAL SINKS IN THE VANITY
- PRIMARY HAS WALK IN CLOSET, 4 PIECE ENSUITE, WALK-IN SHOWER, AND DUAL SINKS.
- WALKING DISTANCE TO THE MORINVILLE LEISURE CENTRE
- MULTIPLE SCHOOLS CLOSE BY SUCH AS: MORINVILLE PUBLIC SCHOOL, ECOLE NOTRE DAME ELEMENTARY, GEORGE H. PRIMEAU JUNIOR HIGH/MIDDLE SCHOOL

Built in 2018

Essential Information

MLS® #	E4447360
Price	\$649,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10118 96 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B5

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Hot Tub
Parking Spaces	6
Parking	Triple Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features Fenced, No Back Lane, No T
Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter



Additional Information

Date Listed July 11th, 2025

Days on Market 1

Zoning Zone 61

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Listing information last updated on July 12th, 2025 at 9:17am MDT