

## \$499,900 - 10621 96 Street, Morinville

MLS® #E4441005

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,851 sqft  
Single Family on 0.00 Acres

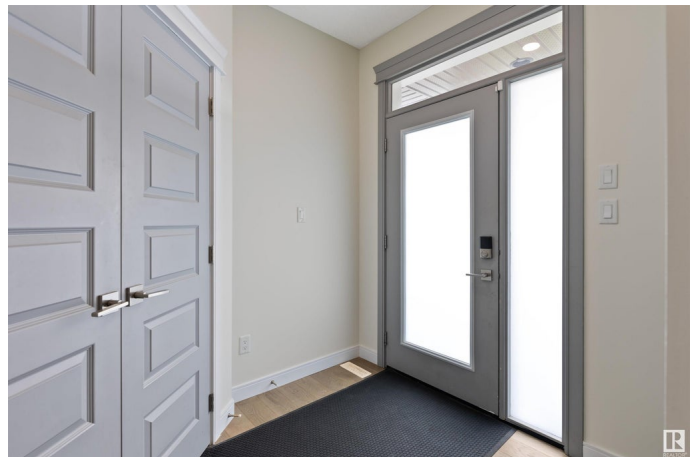
Morinville, Morinville, AB

Welcome to this FULLY FINISHED home BACKING GREENSPACE/WALKING TRAIL! With 4 bedrooms, 3.5 bathrooms and over 2500sqft of living space there is room for everyone! The bright open-concept main floor features a modern kitchen with striking two-toned cabinetry, QUARTZ countertops, pantry, and a large ISLAND with bar seating—perfect for everyday living and entertaining. The adjoining living and dining areas create a warm, welcoming space with 9' ceilings and a gas fireplace. Upstairs offers three bedrooms, including a spacious primary suite, a BONUS room and convenient second-floor laundry. The primary bedroom has a WALK IN closet and 5pce ensuite with DOUBLE SINKS. The basement has a 4th bedroom, 3pce bathroom, den and storage. Enjoy the outdoors in the fully fenced, landscaped yard with a large wood deck. Fresh paint on the top two floors, CENTRAL A/C and a double attached garage! Move-in ready with flexible space for the whole family—this home is a must-see!

Built in 2018

### Essential Information

MLS® #	E4441005
Price	\$499,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,851
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10621 96 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N5

### Amenities

Amenities	Closet Organizers
Parking Spaces	4
Parking	Double Garage Attached

### 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
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	16
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 22nd, 2025 at 10:17am MDT