

## \$445,000 - 10308 99 Street, Morinville

MLS® #E4428062

**\$445,000**

4 Bedroom, 3.5 Bathroom, 1,454 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

This Turn-key home features 4 bedrooms, 3.5 bathrooms, and the comfort of central A/C. Ideally situated within walking distance of both a school and a park, this stunning home welcomes you with a bright foyer leading into a stylish kitchen that boasts dark cabinetry, granite countertops, and a large island with an eat at bar, seamlessly connecting to the living room with large windows overlooking the NEW STAMPED CONCRETE patio in the fully fenced backyard. Upstairs you find NEW vinyl flooring in the bedrooms, with a serene primary suite that offers a private 4-piece ensuite and a generous walk-in closet, two more spacious bedrooms and the convenience of UPPER FLOOR LAUNDRY. The fully finished basement adds even more living space, featuring a cozy family room with a gas fireplace, another bedroom, a 4-piece bath, and a storage/utility room. Completing this impressive home is a fully finished, ATTACHED double garage for ultimate convenience.

Built in 2014

### Essential Information

MLS® #	E4428062
Price	\$445,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10308 99 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public School
Middle	Geores H Primeau School
High	Morinville Community High

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	Zone 61

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Listing information last updated on April 2nd, 2025 at 7:47pm MDT