

# \$639,900 - 10118 96 Street, Morinville

MLS® #E4447360

**\$639,900**

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

Morinville, Morinville, AB

4 bedroom (3+1) w/TRIPLE ATTACHED garage. 1,868 sq ft +796 sq ft fully finished basement = 2664 sq ft finished living. Built in 2019, on a large 4,897 sq ft lot. Close Morinville Leisure Centre & all levels of schools. Only 7 houses down from Morinville High School. Spacious entry. Engineered hardwood floors on the open-concept main floor. Chef's kitchen, granite countertops, ceramic tile flooring, large breakfast bar w/dual sinks, walk-thru pantry, and a bright breakfast nook. Upstairs, 3 generously sized bedrooms, including a Jack and Jill full bathroom connecting the 2nd & 3rd bedrooms. Primary offers walk-in closet, luxurious 4-pc ensuite w/walk-in shower and dual vanity sinks. Fully finished basement is 796 sq ft with a 4th bedroom, full bathroom, and rec room. Hot Tub & pergola INCLUDED! Everything inside and outside has its permits: fully finished basement, hot tub, and hot tub electrical panel (which was installed by an Electrician). 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

A smaller version of the exterior photograph of the house, showing the front facade and driveway.

Built in 2018

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4447360  |
| Price  | \$639,900 |

|                |                        |
|----------------|------------------------|
| 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 |
|----------|--------------------|

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      48

Zoning                  Zone 61

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