

# \$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



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
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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      57

Zoning                  Zone 61

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Listing information last updated on September 6th, 2025 at 8:47pm MDT