

\$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 69

Zoning Zone 61

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Listing information last updated on September 17th, 2025 at 10:47pm MDT