

## \$499,900 - 10422 97 Street, Morinville

MLS® #E4450103

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Beautiful 4-bedroom, 4-bathroom home in sought-after Lakes of Morinville! With 2,400+ sq ft of developed space, this stunning 2-storey offers style, comfort, and functionality. Enjoy an open-concept layout with maple hardwood floors, high ceilings and an elegant iron-and-wood staircase. The heart of the home is the huge, chef-inspired island kitchen with plenty of (granite!) counterspace, SS appliances and massive walk-through pantry. Cozy living room w/gas fireplace leads to a composite deck overlooking a massive southwest-facing yard, perfect for entertaining & hosting while getting plenty of sunshine! Yard backs onto green space and trail. Upstairs includes a king-sized primary suite with luxurious ensuite. Two additional bedrooms, full bath, and laundry complete the upper level. The fully finished basement has a generous family room, 4th bedroom and 3-piece bath. Features include central A/C, built-in vacuum, alarm system & oversized double garage. This move-in-ready gem checks all the boxes!

Built in 2013

### Essential Information

MLS® # E4450103

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,650                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10422 97 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0B8         |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                          |

### Interior

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

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Metal, Stone, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 61         |

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Listing information last updated on August 1st, 2025 at 12:47pm MDT