

## \$449,900 - 10617 99 Street, Morinville

MLS® #E4461823

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Vibrant, Versatile, Valuable! Welcome to fast growing community of Morinville! If looking for a small town feel but want to take advantage of big city amenities; this affordable & upcoming spot will not disappoint! Located fronting a pocket park on a lot with a considerable yard & oversized potential garage, this new home will leave you exhilarated! Lrg windows, main flr den, side entrance, versatile mudroom area with large walk in pantry/storage facilities in addition to a customized living space anchored by an upgraded fireplace! Stunning kitchen with abundance of space to add a moveable island or just enjoy any culinary adventure without feeling cramped! All this while still having enough room for a designated dining area! Upper level boasts upper laundry & generous primary suite with w/i closet boasting custom built ins & well appointed ensuite inclusive of dual vanities, tub & separate shower! With growing infrastructure & amenities, glorious rec centre & strong rooted community; Morinville awaits only you!

Built in 2025

### Essential Information

MLS® # E4461823

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10617 99 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Over Sized, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Cul-De-Sac, Flat Site, Level Land, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 11th, 2025
Zoning	Zone 61

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Listing information last updated on October 11th, 2025 at 9:02pm MDT