\$449,900 - 10617 99 Street, Morinville

MLS® #E4461823

\$449,900

3 Bedroom, 2.50 Bathroom, 1,723 sqft Single Family on 0.00 Acres

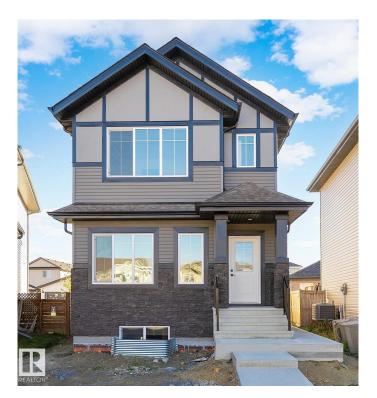
Morinville, Morinville, AB

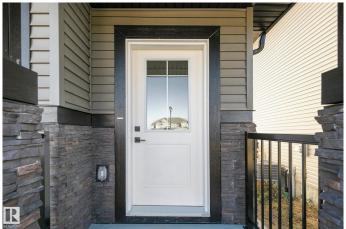
Vibrant, Versatile, Valuable! Welcome to fast growing community of Morinville! If looking for a small town feel but want to take advantage of big city amenities; this affordable &upcoming spot will not disappoint! Located fronting a pocket park on a lot with a considerable yard &ovrszd potential garage, 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 isInd 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

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