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

MLS® #E4461823

### \$449,900

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

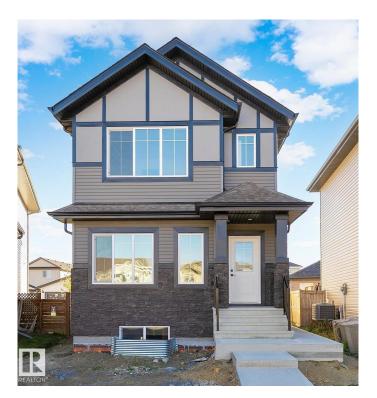
Morinville, Morinville, AB

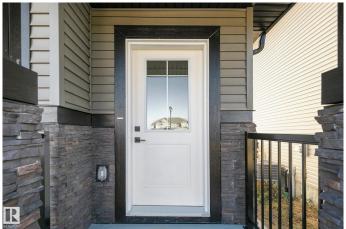
Vibrant, Versatile, Valuable! Welcome to fast growing community of Morinville! If looking for a small town feel but want to take advantage of big city amenities; this affordable &upcoming spot will not disappoint! Located fronting a pocket park on a lot with a considerable yard &ovrszd potential garage,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

Days on Market 18

Zoning Zone 61

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Listing information last updated on October 29th, 2025 at 6:32am MDT