

## \$584,900 - 10206 92a Avenue, Morinville

MLS® #E4425728

**\$584,900**

3 Bedroom, 2.50 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

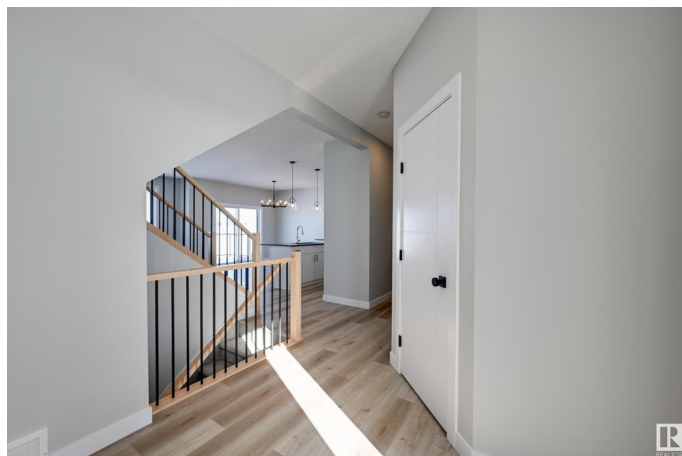
Morinville, Morinville, AB

You don't want to miss this beautifully designed home in Morinville's desirable community, Westwind! Step into the welcoming front foyer, complete with a built-in bench and spacious closet for added convenience. As you move down the hall, past the two piece bathroom, you'll be met with an open concept living area, kitchen, and dining space, ideal for both entertaining and relaxation. From the dining room, step outside onto the expansive deck overlooking a pond. Upstairs, you'll find three generously sized bedrooms, and two additional bathrooms, including the ensuite in the primary suite. A convenient upper-level laundry room adds to the home's practicality. One of the standout features of this property is the walk-out basement, an ideal space for an in-law suite, home gym, or entertainment area, enhanced by an abundance of natural light. Close to many amenities including schools and shopping centers!

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425728  |
| Price     | \$584,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,766                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10206 92a Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 2R4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Insert                        |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Morinville Public School   |
| Middle     | Four Winds Public School   |
| High       | Sturgeon Composite High Sc |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 61          |

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Listing information last updated on April 20th, 2025 at 1:32pm MDT