

Courtesy Of Billy Assaf Of RE/MAX River City

## \$684,900 - 10226 92a Avenue, Morinville

MLS® #E4426174

**\$684,900**

4 Bedroom, 2.50 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Located in Westwinds, A premium build by Dynasty Builders, backing the pond. Brand new 4 bedroom, 2332 sqft 2 storey walkout with oversized double attached garage is absolutely stunning. Luxury vinyl plank throughout the main. Gorgeous kitchen features beautiful cabinetry, quartz counters, centre island and pantry. Spacious dining area leading out to the deck overlooking the beautiful pond. Enjoy the cozy living room while sitting by the warm fireplace, the perfect space to relax or entertain. Den/Office, powder room and mudroom with built-in lockers and bench complete the main. Upstairs offers 4 bdrms, 4-piece bath and laundry. Large primary bedroom offers a gorgeous 5-piece ensuite with double sinks and walk-in closet with custom built-in shelving. The unfinished basement awaits your personal touch. Walkout to the oversized patio, perfect for gatherings or just sitting around and enjoying those beautiful summer days. Dynasty builds to the highest standard with nothing but top quality finishes

Built in 2024

### Essential Information

MLS® # E4426174

Price \$684,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,332
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10226 92a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Walkout Basement, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
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	Golf Nearby, Playground Nearby, Schools, Shopping Nearby,

	Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
-------------	------------------

Days on Market	154
----------------	-----

Zoning	Zone 61
--------	---------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 2:02pm MDT