

## \$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 |
|----------|--------------------|

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| 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 | 3                  |
| Zoning         | Zone 61            |

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Listing information last updated on October 14th, 2025 at 8:32pm MDT