

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

MLS® #E4425728

\$584,900

3 Bedroom, 2.50 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

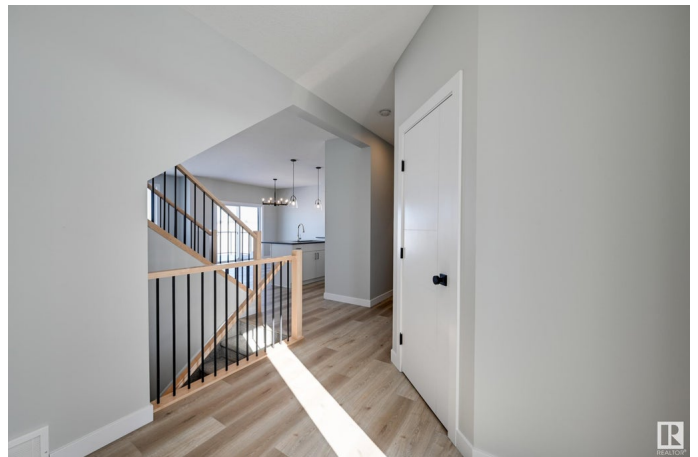
Morinville, Morinville, AB

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

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 April 20th, 2025 at 2:17pm MDT