

## \$634,900 - 10214 92a Avenue, Morinville

MLS® #E4426196

**\$634,900**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This beautifully designed home seamlessly blends modern style with practical functionality, offering the perfect balance of luxury and comfort! Upon entering this home you'll find an open front foyer with a bench and front closet. Down the hall past the 2 piece bathroom you'll find the heart of the home, where the open-concept living area, kitchen, and dining room create an inviting space for relaxation and entertaining. Step through the dining room's back door to access the spacious deck, perfect for outdoor enjoyment. Upstairs, discover three generously sized bedrooms, along with a bonus room, two additional bathrooms, including a luxurious ensuite in the primary suite, and a convenient upper-level laundry room. A highlight of this home is the walk-out basement, overlooking the beautiful pond. Situated in Morinville's desirable Westwind community, this home is close to schools, shopping, and a variety of amenities!

Built in 2023

### Essential Information

MLS® #	E4426196
Price	\$634,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10214 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 18th, 2025
Days on Market	90
Zoning	Zone 61

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