

## \$419,900 - 10205 92a Avenue, Morinville

MLS® #E4415122

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautiful 1,570 sq ft, 3-bedroom, 2.5-bathroom home in Morinville, Alberta. Perfectly designed for modern living, this home features a spacious open-concept main floor with a bright living room, dining area, and a stylish kitchen with ample counter space and an island. The second-floor laundry adds convenience, while the versatile loft space can be used as a home office, playroom, or extra living area. The master suite offers a walk-in closet and private ensuite, with two additional bedrooms and a full bath on the upper floor. Located just minutes from schools, shopping, and parks, this home offers the ideal balance of comfort and convenience. Modern finishes, energy-efficient features, and a neutral color palette make it move-in ready. Whether you're a growing family or professional, this Morinville gem provides everything you need in a vibrant, family-friendly community.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4415122  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,570                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10205 92a Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 2R4          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved  |

### Interior

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

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl            |
| Exterior Features | Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Metal, Stone, Vinyl            |
| Foundation        | Concrete Perimeter                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 139                |
| Zoning         | Zone 61            |



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Listing information last updated on April 20th, 2025 at 8:02am MDT