

Courtesy Of Timothy S Baker Of RE/MAX Edge Realty

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

MLS® #E4425728

**\$584,900**

3 Bedroom, 2.50 Bathroom, 1,766 sqft  
Single Family on 0.00 Acres

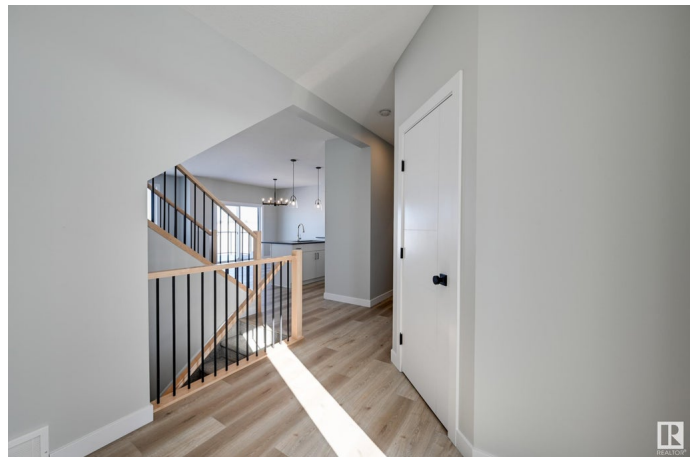
Morinville, Morinville, AB

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 26  
Zoning Zone 61

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Listing information last updated on April 8th, 2025 at 7:02am MDT