

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$449,900 - 10304 99 Street, Morinville**

MLS® #E4421609

### **\$449,900**

3 Bedroom, 3.50 Bathroom, 1,499 sqft  
Single Family on 0.00 Acres

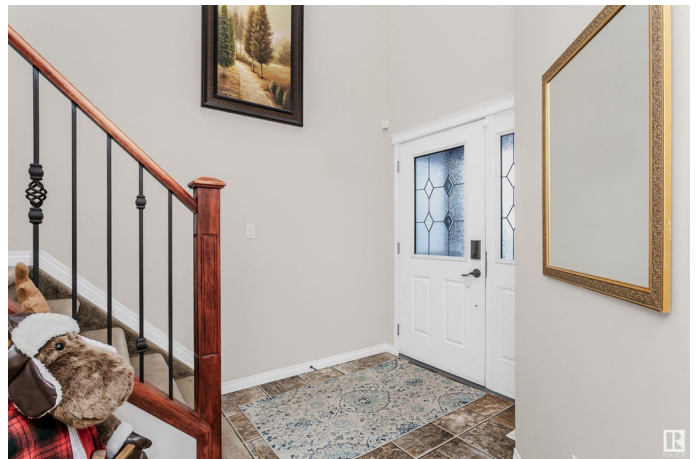
Morinville, Morinville, AB

WARM, INVITING & WELL-DESIGNED 1498 sq. ft. 2 Story located in a desirable area. As soon as you enter this fantastic family home you'll be greeted with the stunning foyer that features high ceilings & loads of windows for an abundance of natural light, large kitchen w/beautiful wood cabinets, stylish backsplash, loads of counter space w/central island, stainless steel appliances & dining area w/patio doors that lead out to the backyard. The good sized living rm is open to the kitchen & dining area creating the perfect entertaining space. Upstairs boasts 2nd floor laundry, 3 bedrooms & main bath. Enjoy the lovely primary bedroom w/a walk-in closet, 3pc ensuite & patio doors leading out to the front balcony; a perfect space to enjoy your morning coffee. Basement is fully finished w/a 3pc bath, flex rm that easily changed into a 4th bdrm & a large family rm. The backyard is fully fenced/landscaped & features a deck & lots of room for the kids to play. Close to schools, shopping & all Morinville's amenities!

Built in 2010

### **Essential Information**

MLS® #	E4421609
Price	\$449,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10304 99 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C3

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Morinville Public
Middle	G.H. Primeau
High	M.C.H.S.

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	28
Zoning	Zone 61

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Listing information last updated on March 14th, 2025 at 12:32am MDT