

## \$474,900 - 10416 99 Street, Morinville

MLS® #E4453828

**\$474,900**

3 Bedroom, 3.50 Bathroom, 1,612 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

On a corner lot in Morinville, discover this charming 2 storey home with a stunning wrap around veranda. The 2 storey front entrance opens to the upper staircase. The living room has an open design to the dining room and kitchen. The dining room has access out to the backyard. The kitchen features an eating bar peninsula, walk thru pantry, tile backsplash, s/s appliances and tile flooring. The upper level has 3 generous sized bedrooms, a 4pce main bathroom and a 5pce ensuite. The primary bedroom features a walk in closet. The FULLY FINISHED BASEMENT includes a family room with gas fireplace, 3pce bathroom, 4th bedroom and a mech/storage room. Upgrades to this home include crown molding in the living room, dark stained maple hardwood throughout most of the main floor, 9' ceiling height on the main floor, central a/c, hot water tank (2023) and shingles (2023). A double attached OVERSIZED GARAGE completes this wonderful home!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453828  |
| Price     | \$474,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,612                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10416 99 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C1         |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached                      |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                                |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                               |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 61           |

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