

## \$589,000 - 10214 92a Avenue, Morinville

MLS® #E4458800

**\$589,000**

3 Bedroom, 2.50 Bathroom, 2,010 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

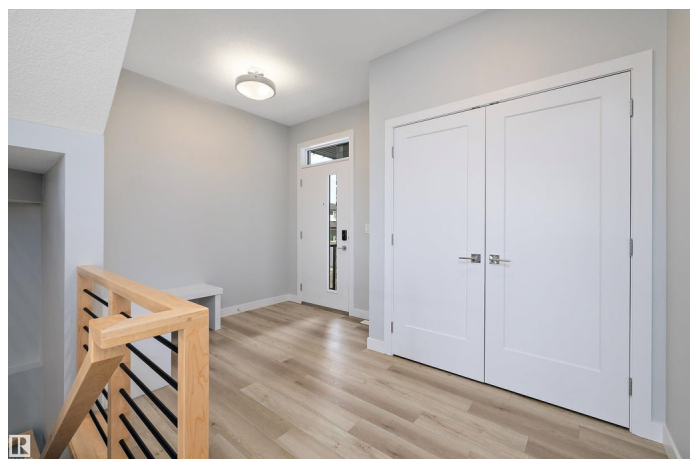
Welcome to Westwinds in Morinville. Brand new 2-storey walkout offers a thoughtfully designed living space, BACKING DIRECTLY ONTO THE POND for unbeatable views. Step inside to a bright front foyer w/built-in bench & storage, leading to an open-concept main floor thatâ€™s both functional & elegant. The kitchen is a showstopper w/quartz counters, sleek cabinetry, central island, a walk-in pantry-all overlooking the spacious dining area & cozy living room w/fireplace. Step out onto your deck to enjoy peaceful pond views year-round. Upstairs, youâ€™ll find three bedrooms, a full bathroom, & a versatile bonus room-perfect for a playroom/office/media space. The primary suite is designed for relaxation, featuring a spa-inspired 5-piece ensuite w/double sinks, soaker tub, & walk-in shower, along w/custom walk-in closet. A convenient upper-level laundry room completes the floor. The unfinished walkout offers endless possibilities with access to a large patio to unwind & relax. Some photos AI Staged

Built in 2023

### Essential Information

MLS® # E4458800

Price \$589,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,010
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	Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Not Landscaped, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St Katarina
Middle	Four Winds/GH Primeau
High	MCHS/SCHS

### **Additional Information**

Date Listed	September 20th, 2025
Days on Market	3
Zoning	Zone 61

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Listing information last updated on September 23rd, 2025 at 3:32am MDT