

\$449,900 - 10617 99 Street, Morinville

MLS® #E4461823

\$449,900

3 Bedroom, 2.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Vibrant, Versatile, Valuable! Welcome to fast growing community of Morinville! If looking for a small town feel but want to take advantage of big city amenities; this affordable & upcoming spot will not disappoint! Located fronting a pocket park on a lot with a considerable yard & oversized potential garage, this new home will leave you exhilarated! Lrg windows, main flr den, side entrance, versatile mudroom area with large walk in pantry/storage facilities in addition to a customized living space anchored by an upgraded fireplace! Stunning kitchen with abundance of space to add a moveable island or just enjoy any culinary adventure without feeling cramped! All this while still having enough room for a designated dining area! Upper level boasts upper laundry & generous primary suite with w/i closet boasting custom built ins & well appointed ensuite inclusive of dual vanities, tub & separate shower! With growing infrastructure & amenities, glorious rec centre & strong rooted community; Morinville awaits only you!

Built in 2025

Essential Information

MLS® # E4461823

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10617 99 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Over Sized, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Back Lane, Cul-De-Sac, Flat Site, Level Land, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 11th, 2025
Days on Market	9
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 7:32am MDT