

## \$529,900 - 10611 97 Street, Morinville

MLS® #E4444655

**\$529,900**

3 Bedroom, 3.50 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Upgraded, Fully finished & Turn-Key, this stunning 3 Bed/4 Bath home checks every box! The open-concept main floor features hardwood and a bright, extended kitchen perfect for entertaining. Upstairs offers a large bonus room over the garage, a private primary suite with walk-in closet & ensuite, plus 2 more large bedrooms, full bathroom & separate laundry. The finished basement adds a huge rec space, full bath & storage room. Enjoy an impressive triple car garage with gas heater, floor drain & stamped concrete driveway. Powered shed with rolling door access also included. Enjoy year-round comfort with Central A/C, high-efficiency furnace, new HWT, water softener, and reverse osmosis system. Outside you will find the maintenance free two-tiered deck, with gas line for bbq, and hottub! Take in all Morinville has to offer with its small town charm, but also offers top schools, big city amenities, walking trails and parks. Morinville has direct access to hwy 2 and 28, and is only minutes from St. Albert.

Built in 2013

### Essential Information

MLS® #	E4444655
Price	\$529,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10611 97 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B8

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Tub, Hot Wtr Tank-Energy Star, No Smoking Home, Secured Parking, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 61

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Listing information last updated on July 1st, 2025 at 7:32am MDT