

## \$629,900 - 10214 92a Avenue, Morinville

MLS® #E4453122

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

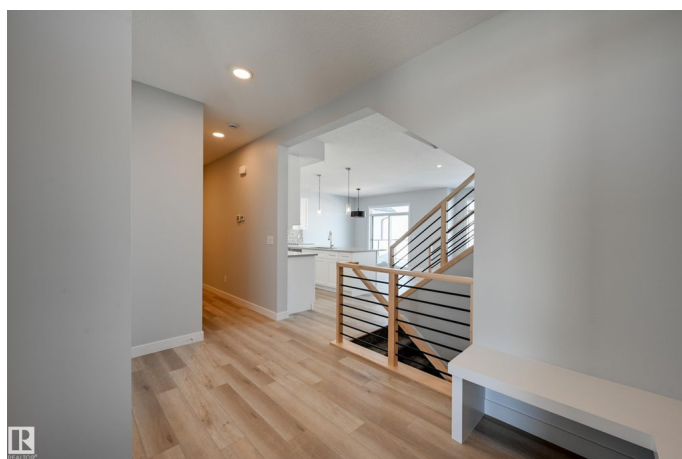
Morinville, Morinville, AB

This beautifully designed home seamlessly blends modern style with practical functionality, offering the perfect balance of luxury and comfort! Upon entering this home you'll find an open front foyer with a bench and front closet. Down the hall past the 2 piece bathroom you'll find the heart of the home, where the open-concept living area, kitchen, and dining room create an inviting space for relaxation and entertaining. Step through the dining room's back door to access the spacious deck, perfect for outdoor enjoyment. Upstairs, discover three generously sized bedrooms, along with a bonus room, two additional bathrooms, including a luxurious ensuite in the primary suite, and a convenient upper-level laundry room. A highlight of this home is the walk-out basement, overlooking the beautiful pond. Situated in Morinville's desirable Westwind community, this home is close to schools, shopping, and a variety of amenities!

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453122  |
| Price     | \$629,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,001                  |
| 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      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

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

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                        |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |

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

**School Information**

|            |                                |
|------------|--------------------------------|
| Elementary | Morinville Public School       |
| Middle     | Four Winds Public School       |
| High       | Sturgeon Composite High School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 61           |



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Listing information last updated on September 3rd, 2025 at 3:02am MDT