

\$449,900 - 10309 87a Street, Morinville

MLS® #E4430952

\$449,900

5 Bedroom, 3.00 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

GORGEOUS 5 BEDROOM, 3 BATHROOM 4 LEVEL SPLIT IN SUNSHINE LAKES!!!

Situated in a quiet cul-de-sac location, this is a great family home with room for everyone to enjoy. Beautiful **HARDWOOD FLOORS** throughout the living room and dining area. **VAULTED CEILINGS, BAY WINDOW & COZY WOOD BURNING FIREPLACE** in the living room. Patio doors off the kitchen lead to your **DECK with PERGOLA**, great for enjoying those summer BBQ's. Your ultimate backyard oasis awaits you! Lounge in your **HOT TUB** or sit under the stars by your **FIRE PIT!!!** Every inch of this backyard has been beautifully designed. It's a gardener's dream -with loads of flower beds and a vegetable garden! Hot & Cold outside taps - an added bonus! If you get too warm, you can always retreat inside into your **FULLY AIR CONDITIONED HOME!** The double attached, **HEATED & INSULATED GARAGE** is a definite plus in our climate! Located on a fully fenced and landscaped lot, close to two parks! Situated close to schools, shopping and all amenities - what more can you ask for?

Built in 1990

Essential Information

MLS® # E4430952

Price \$449,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,268
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	10309 87a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1C4

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Hot Tub, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Morinville Public School
Middle	Ecole Georges H. Primeau
High	Morinville Community High

Additional Information

Date Listed	April 15th, 2025
Days on Market	15
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 April 30th, 2025 at 8:02pm MDT