

## \$429,900 - 10233 92a Avenue, Morinville

MLS® #E4444473

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

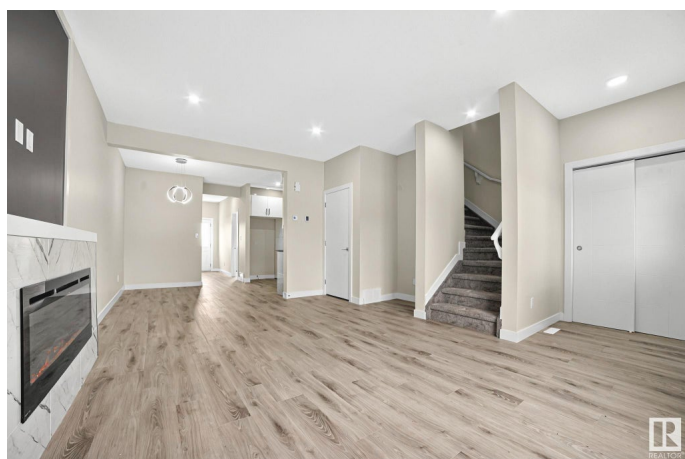
Morinville, Morinville, AB

Discover this contemporary 4-bedroom, 3-bathroom pre -construction single-family home nestled in the welcoming community of Morinville! The open-concept design boasts a bright kitchen, dining, and living space—perfect for hosting family and friends. A main floor bedroom and full bathroom provide added versatility, ideal for guests or a home office. Upstairs, you’ll find three generously sized bedrooms and two additional full bathrooms. A separate SIDE ENTERANCE opens up possibilities for a future legal suite—perfect for rental income or multi-generational living. The large parking pad offers plenty of space and the option to build a garage in the future. Conveniently located near schools, parks, and essential amenities, this home offers flexibility and outstanding potential!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444473  |
| Price          | \$429,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,518     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10233 92a Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 2R4          |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Appliances        | See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas             |
| Stories           | 2                                     |
| Has Basement      | Yes                                   |
| Basement          | Full, Unfinished                      |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | See Remarks        |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | See Remarks        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 61         |

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Listing information last updated on July 5th, 2025 at 3:02am MDT