

# \$449,900 - 10625 99 Street, Morinville

MLS® #E4451435

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,734 sqft  
Single Family on 0.00 Acres

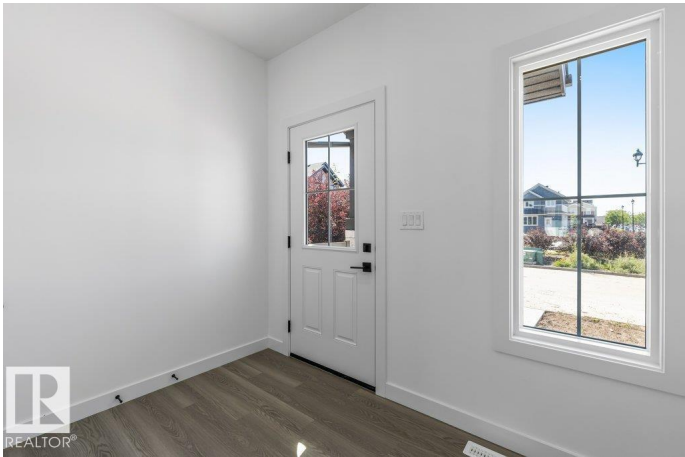
Morinville, Morinville, AB

Discover this stunning brand-new 2-storey home in Morinville offering over 1,730 sq. ft. of thoughtfully designed living space. The main floor boasts stylish vinyl plank flooring, a cozy living room with electric fireplace, spacious dining area, and a modern kitchen with two-tone cabinetry and generous storage. A private den, 2-piece bath, storage, and mudroom with custom built-ins add convenience and function. Upstairs, the primary retreat features a spa-inspired 5-piece ensuite and walk-in closet with built-in organizer. Two additional bedrooms, a 4-piece bath, and a well-appointed laundry room complete the upper level. A 23'x23' rear concrete parking pad offers plenty of space for future garage potential. With quality finishes throughout, this home blends comfort, style, and practicality—ideal for modern living.

Built in 2025

## Essential Information

MLS® #	E4451435
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,734



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10625 99 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2P1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	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, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 6th, 2025
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Days on Market 5

Zoning Zone 61

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Listing information last updated on August 11th, 2025 at 2:48pm MDT