

## \$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	5
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 20th, 2025 at 8:32am MDT