

## \$690,000 - 10232 92a Avenue, Morinville

MLS® #E4427899

**\$690,000**

4 Bedroom, 3.50 Bathroom, 2,075 sqft

Single Family on 0.00 Acres

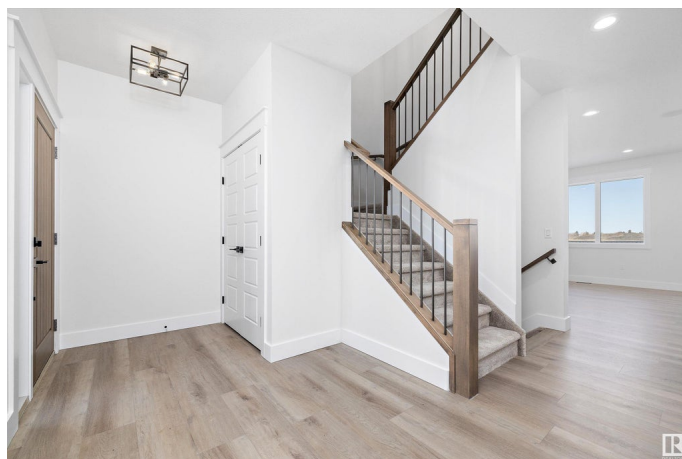
Morinville, Morinville, AB

Custom built Alves Home located in new subdivision Westwinds in Morinville. 4 bedrooms 3.5 bathrooms to this home with walkout basement backing onto lake with walking trail . Nice open kitchen with white cabinets, island large walk thru pantry with coffee station and microwave leading to a large back entrance and a 24ft by 22 ft heated garage. 2 electric fireplaces one on main level living room and one in bonus room upstairs. Large master bedroom with double sinks ,tub and separate shower. Laundry on second floor with 2 good size junior bedrooms. Basement is fully finished with bathroom ,bedroom and family room with wet bar and bar fridge plus walking out to backyard and lake. This is a show home that has many more extras in house to mention.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427899  |
| Price          | \$690,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,075     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10232 92a Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 1P7          |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Deck, Walkout Basement                      |
| Parking       | Double Garage Attached, Heated, See Remarks |
| Is Waterfront | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stone, Vinyl           |
| Exterior Features | Backs Onto Lake, Golf Nearby |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stone, Vinyl           |
| Foundation        | Concrete Perimeter           |

### Additional Information

Date Listed March 28th, 2025

Days on Market 128

Zoning Zone 61

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Listing information last updated on August 3rd, 2025 at 7:47am MDT