

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

MLS® #E4451435

**\$449,900**

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

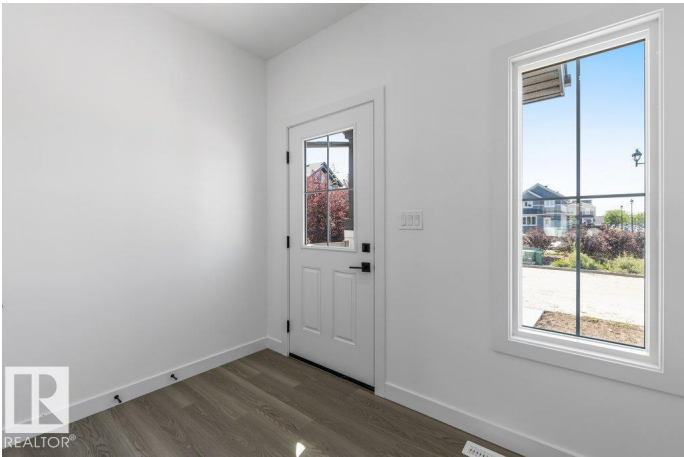
Morinville, Morinville, AB

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 |
|-------------|------------------|

Days on Market 62

Zoning Zone 61

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Listing information last updated on October 7th, 2025 at 5:02am MDT