

## \$589,000 - 10238 92a Avenue, Morinville

MLS® #E4458797

**\$589,000**

3 Bedroom, 2.50 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Luxury Built Walkout backing the Pond & Trails in Westwinds! This brand new 1,938 sq. ft. 2-storey walkout with an oversized double attached garage is sure to impress. The main level features luxury vinyl plank flooring throughout and a gorgeous kitchen with custom cabinetry, quartz countertops, a center island, and a pantry. The spacious dining area opens to the deck with breathtaking pond views, while the cozy living room with a warm fireplace is perfect for relaxing or entertaining. A powder room and mudroom with built-in shelves, hooks and bench complete the main floor. Upstairs youâ€™™ find 3 bedrooms, a 4-piece bath, a convenient laundry room, and a bright bonus room. The large primary suite includes a spa-like 5-piece ensuite with dual sinks and a walk-in closet with custom built-in shelving. The unfinished walkout basement is ready for your personal touch and opens onto a large patio overlooking the water â€™ ideal for summer gatherings or quiet evenings outdoors. Dynasty Builders

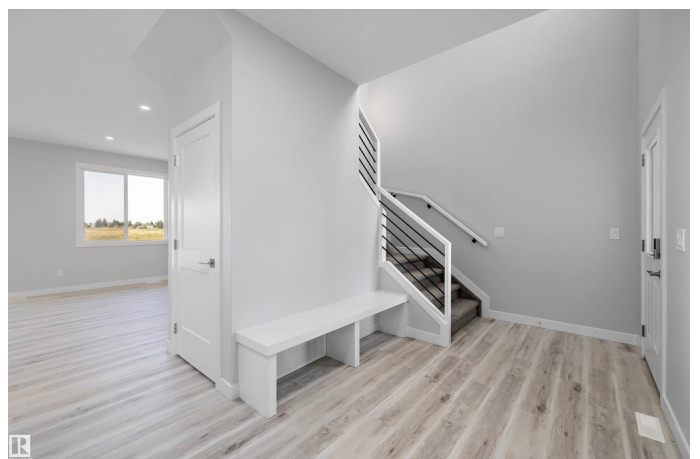
Built in 2023

### Essential Information

MLS® # E4458797

Price \$589,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,926                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10238 92a Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 2R4          |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached, Insulated, Over Sized   |
| Is Waterfront | Yes   |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Corner, Mantel, Tile Surround |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, Golf Nearby, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | St Katarina           |
| Middle     | Four Winds/GH Primeau |
| High       | MCHS/SCHS             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 61              |

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Listing information last updated on September 21st, 2025 at 4:32am MDT