

## \$419,000 - 10106 89 Street, Morinville

MLS® #E4454344

**\$419,000**

4 Bedroom, 3.00 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

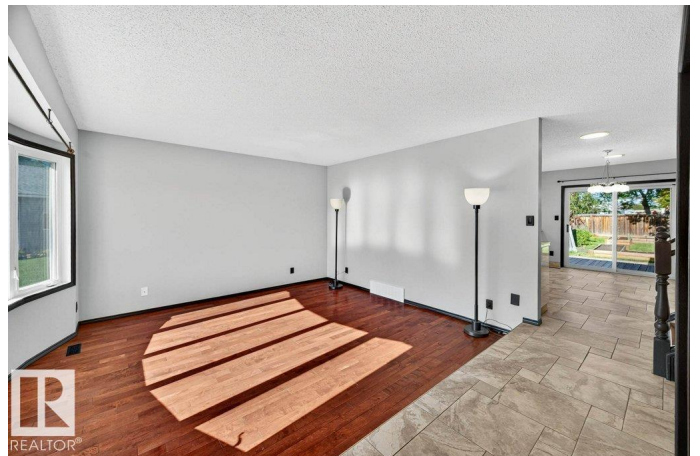
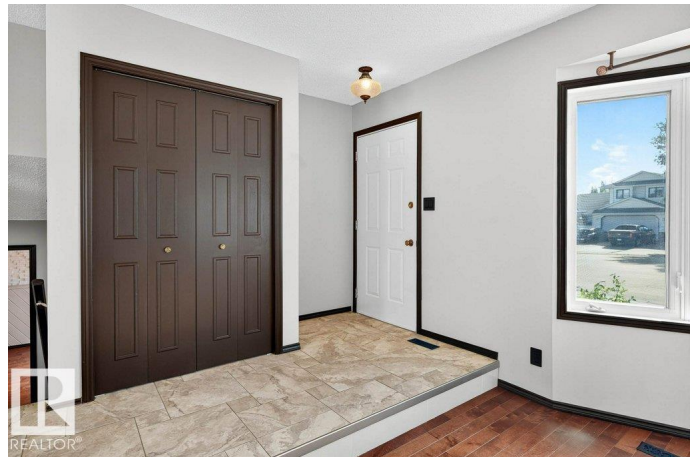
Beautifully updated 4-bed, 3-bath family home on a quiet crescent. Situated on a large pie-shaped lot, this home features NEW windows, a RENOVATED kitchen, UPDATED hardwood & tile flooring, FRESH paint (AUG 2025), and CUSTOM stonework on the fireplace. The basement offers a cozy family room perfect for family movie night next to the fire. Major mechanical upgrades include a NEW electrical subpanel, HWT, water circulation pumps, boiler axiom tank, a reverse osmosis water filtration system & instant hot water tap. Lighting has also been upgraded throughout for a bright, modern feel. Inside, your whole family can find a spot to relax, as there is plenty of room for everyone. The Kitchen & dining area is large, & the open layout is great for big gatherings. Enjoy the HEATED oversized garage, w/lots of storage, a spacious back deck, and established garden beds—ideal for entertaining or relaxing outdoors. Move-in ready, close to schools, parks, and shopping, this home checks all the boxes for growing families.

Built in 1983

### Essential Information

MLS® # E4454344

Price \$419,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,343                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10106 89 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1B5         |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Instant, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Skylight, Vinyl Windows, Wall Unit-Built-In, Wet Bar |
| Parking Spaces | 6                                                                                                                                                 |
| Parking        | Double Garage Detached, Heated, Over Sized                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Furniture Included, Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Distiller, Refrigerators-Two, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, See Remarks, Natural Gas, Water                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                           |
| Fireplaces        | Freestanding                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Partial, Partially Finished                                                                                                                                                                                   |

**Exterior**

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                     |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                              |

**School Information**

|            |            |
|------------|------------|
| Elementary | Notre Dame |
| Middle     | Primeau    |
| High       | MCHS       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 61           |

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Listing information last updated on September 15th, 2025 at 8:32pm MDT