



## 10605 96 St Morinville AB

\$454,900

Welcome to your dream home in the heart of Morinville! Built in 2016, this stunning residence offers modern elegance and comfort. Step inside to discover a spacious layout boasting three bedrooms, including a luxurious master suite complete with a large ensuite and a walk-in closet. No more lugging laundry up and down stairs - enjoy the convenience of having the laundry room conveniently located on the upper floor. The main level features contemporary finishes, including granite countertops in the kitchen, perfect for both meal prep and entertaining. But the perks don't end there! Descend to the basement and find it 90% finished, offering ample space for a home theater, gym, or additional living area to suit your needs. Outside, the fully fenced yard provides privacy and security, while the backyard oasis awaits with a serene view backing onto green space and a walking path.

Listing Presented By:



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