



## 10702 97 Street Morinville AB

\$440,000

Perfect Family Home in Great Neighbourhood! This original owner Dynasty home offers a fantastic floorplan with open concept, island kitchen, quartz countertops, walk-through pantry, corner gas fireplace, upgraded lighting package custom cellular window coverings (top-down, bottom-up design) & laminate flooring throughout. Upstairs offers 3 good sized bedrooms, Bedroom 2 & 3 have a Jack & Jill Bathroom, Primary suite is large enough for a king sized bedroom suite, walk-in closet and full ensuite with walk-in tiled shower. To complete the upstairs is a large laundry room. The basement is unfinished and offers rough-in plumbing for future bathroom plus two oversized windows to allow for additional bedroom space. The attached garage is finished & heated plus offers extra dedicated power circuits. Everyone can enjoy the large yard backing on the walking path with maintenance free fencing, large shed (with matching exterior to house) and deck. Another added bonus is central A/C added in 2023.

Listing Presented By:



Originally Listed by:  
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