



## 10612 96A Street Morinville AB

\$649,900

SPECTACULAR! This nearly 2,200 SqFt 4 bed, 2.5 bath home is packed with upgrades and stylish design. The main floor features a WALK-THROUGH CLOSET and convenient boot room at the entrances. The kitchen is a showstopper with a WATERFALL QUARTZ ISLAND, a WALK-THROUGH PANTRY and modern finishes that flows seamlessly to the large great room and spacious dining area. Upstairs, the HUGE MASTER BEDROOM includes an ensuite with DUAL VANITY, SOAKER TUB, and a WALK-IN CLOSET. Three additional bedrooms, a 4pc bath, and UPSTAIRS LAUNDRY ROOM complete the upper level. The FINISHED BASEMENT offers a wide-open rec area. The HEATED TRIPLE GARAGE is a dream, with poly aspartic flooring and a hose hookup making it easy to keep clean. Additional features include central A/C, PREMIUM ELECTRIC BLINDS, and a RADON VENTILATION SYSTEM for year-round comfort and safety. Situated on a massive pie-shaped lot, this stunning home offers luxury, space, and practicality—don't miss out!

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

evan@rivervalleyrealty.ca  
<https://rivervalleyrealty.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca