

\$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 1,926 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€™™ll 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. Some photos AI Staged.

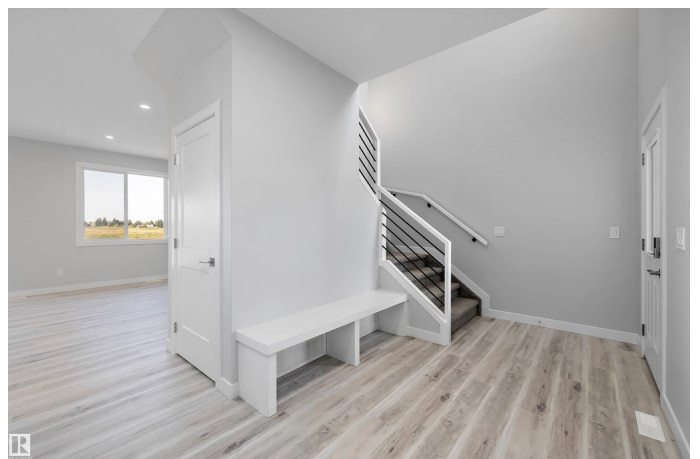
Built in 2023

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	15
Zoning	Zone 61

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Listing information last updated on October 5th, 2025 at 7:02pm MDT