

## \$629,900 - 10238 92a Avenue, Morinville

MLS® #E4426173

**\$629,900**

3 Bedroom, 2.50 Bathroom, 1,938 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Located in Westwinds, A premium build by Dynasty Builders, backing the pond. This brand new 1938 sqft 2 storey walkout with oversized double attached garage is absolutely stunning. Main level complete with Luxury vinyl plank throughout. Gorgeous kitchen features beautiful cabinetry, quartz counters, centre island and pantry. Spacious dining area leading out to the deck overlooking the beautiful pond. Enjoy the cozy living room while sitting by the warm fireplace, the perfect space to relax or entertain. Powder room and mudroom with built-in lockers and bench complete the main. Upstairs offers 3 bdrms, 4-piece bath, bonus room and laundry. Large primary bedroom offers a gorgeous 5-piece ensuite with double sinks and walk-in closet with custom built-in shelving. The unfinished basement awaits your personal touch. Walkout to the oversized patio, perfect for gatherings or just sitting around and enjoying those beautiful summer days. Dynasty builds to the highest standard with nothing but topquality finishes.

Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4426173  |
| Price    | \$629,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,938                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| 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, Patio, Walkout Basement, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 61          |

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Listing information last updated on April 20th, 2025 at 8:17am MDT