

## \$489,900 - 10408 89 Street, Morinville

MLS® #E4450146

**\$489,900**

5 Bedroom, 2.50 Bathroom, 1,741 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to your dream home in Morinville! This impressive 5-bedroom, 4-level split offers both spacious living and peace of mind with thoughtful updates throughout. Newly installed triple-pane Green Fox Windows (May 2025) with a 25-year transferable warranty, premium 35-year shingles, central AC, and a high-efficiency furnace provide comfort and energy efficiency year-round. Enjoy the large deck—perfect for summer BBQs—featuring a convenient gas line hookup, and a heated garage for winter comfort or extra storage. One of the home's most desirable features is its rare location backing onto a school, offering direct access to an expansive park space—ideal for families, pets, and anyone who loves outdoor living. Perfect for entertaining or simply relaxing with scenic views, this home blends modern upgrades, practical features, and lasting value in a sought-after neighbourhood. Don't miss your chance to make this move-in ready property yours!

Built in 1989

### Essential Information

MLS® # E4450146

Price \$489,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,741                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10408 89 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1C6         |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, See Remarks     |
| Parking Spaces | 2                     |
| Parking        | Double Indoor, Heated |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                    |
| Stories           | 4                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Vinyl                                |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Schools |

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

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Notre Dame             |
| Middle     | Primeau                |
| High       | Morinivlle High School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 61         |

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