

## \$540,000 - 10238 92a Avenue, Morinville

MLS® #E4426173

**\$540,000**

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 \$540,000

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
Is Waterfront	Yes

### 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	164
Zoning	Zone 61

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