

## \$439,900 - 10109 87 Street, Morinville

MLS® #E4440812

**\$439,900**

5 Bedroom, 2.50 Bathroom, 1,286 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This stunning, renovated 1,286 sq ft open-concept bungalow sits on a spacious corner lot in the desirable Sunshine Lakes area. Step inside to find gleaming new hardwood floors throughout the main level, including the primary and both additional bedrooms. The kitchen has been beautifully updated with porcelain tile and brand-new cabinetry, while the bathrooms and entryways feature elegant ceramic and porcelain tile. Quality upgrades are evident everywhere, with new mouldings, casings, and baseboards extending into the fully finished basement. Downstairs, youâ€™™ discover two more bedrooms, a generous recreation room, a 4-piece bathroom, laundry area, and a cold room for extra storage. Additional improvements include newer windows, eaves, shingles, doors, fixtures, switches, plates, a hot water tank, and much more. The oversized 24x30 garage is a dream for any handymanâ€™™insulated, wired,& equipped with a large workbench, cupboards, shelving, and a newer 18 x 8 garage door.

Built in 1979

### Essential Information

MLS® # E4440812

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,286                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10109 87 Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 1B8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl                           |
| Exterior Features | Corner Lot, Landscaped, No Back Lane, Schools |
| Roof              | Asphalt Shingles                              |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Primeau                |
| Middle     | Notre Dame/4 Winds     |
| High       | Morinville high school |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 61        |

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Listing information last updated on June 17th, 2025 at 12:17pm MDT