

## \$639,900 - 10226 92a Avenue, Morinville

MLS® #E4458486

**\$639,900**

4 Bedroom, 2.50 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Located in Westwinds, A premium build by Dynasty Builders, backing the pond. Brand new 4 bedroom, 2332 sqft 2 storey walkout with oversized double attached garage is absolutely stunning. Luxury vinyl plank throughout the main. 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. Den/Office, powder room and mudroom with built-in lockers and bench complete the main. Upstairs offers 4 bdrms, 4-piece bath 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 top quality finishes

Built in 2024

### Essential Information

MLS® # E4458486

Price \$639,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,332                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10226 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    | September 18th, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 61              |

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Listing information last updated on October 21st, 2025 at 10:02pm MDT