

## \$499,000 - 10610 89 Street, Morinville

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MLS® #E4445517

**\$499,000**

4 Bedroom, 2.50 Bathroom, 1,939 sqft

Single Family on 0.00 Acres

Sunshine Estates, Morinville, AB

Amazing Location in Sunshine Estates!

Welcome to this charming 1,963 sq ft Cape Cod-style home situated on a spacious corner lotâ€”perfect for future RV parking! With 4 large bedrooms upstairs & 2.5 bathrooms, this home offers room for the whole family. The main floor features a beautiful newly renovated kitchen w/modern white cabinetry, a sunken family room, formal dining area, & a bright living room w/hardwood floors. A convenient half bath completes the level. Step through the patio doors to your private backyard oasis, complete w/concrete patio, pergola and a storage shed. Upstairs, youâ€™ll find four bedrooms & full bathroom. The primary suite includes double closets & 3-piece ensuite. The fully finished basement includes a laundry/utility room, spacious family room, and ample storage. Additional features include a double attached garage with man door to the backyard, air conditioning, newer upper-level windows, vinyl siding, and shingles. This well-maintained home in a desirable neighborhood!!

Built in 1981

### Essential Information

MLS® # E4445517

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,939                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10610 89 Street  |
| Area        | Morinville       |
| Subdivision | Sunshine Estates |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 1C7          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, RV Parking    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Metal |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Mvl Public/Four Winds |
| Middle     | GH Primeau            |
| High       | MCHS                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 61        |

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Listing information last updated on July 17th, 2025 at 6:03pm MDT