

# \$419,900 - 10716 99 Street, Morinville

MLS® #E4451748

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,475 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Edgewood is a family-oriented and charming neighbourhood that offers a blend of small-town warmth and modern convenience. With quiet streets, walking trails, nearby parks, sports facilities, and proximity to schools and downtown, it's designed to foster community connections and everyday ease. With over 1470 square feet of open concept living space, the Soho-D from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. PLUS a SEPARATE ENTRANCE AND single oversized attached garage! PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!

Built in 2025

## Essential Information

MLS® #	E4451748
Price	\$419,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10716 99 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R8

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 7th, 2025

Days on Market 26

Zoning Zone 61

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Listing information last updated on September 2nd, 2025 at 11:02am MDT