

## \$759,900 - 10504 103 Avenue, Morinville

MLS® #E4462429

### \$759,900

3 Bedroom, 3.00 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Beautiful 1888 sq ft custom walkout bungalow backing onto a pond in Morinville. This home features 3 bedrooms plus a den/office with built-in hardwood cabinetry and granite counters. The main floor offers vaulted knotty pine ceilings, hand-scraped hickory hardwood floors, and a two-sided gas fireplace. The kitchen includes granite countertops with stone imported from Chile, an induction cooktop, convection oven, R.O. water system, and a walk-in pantry. The primary suite features a fireplace, coffered ceiling, and Bain Ultra jetted tub in the ensuite. All cabinetry and closets throughout the home were designed by California Closets. The walkout basement has 9'™ ceilings, family room with fireplace, bedroom, full bath, and storage. Additional highlights: triple-pane windows, A/C, central vacuum, LED lighting, heated Oversized garage, and a 510 sq ft Duradeck with glass railing overlooking the pond.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462429  |
| Price      | \$759,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,889                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10504 103 Avenue |
| Area        | Morinville       |
| Subdivision | Morinville       |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 0E7          |

### Amenities

|               |                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Walkout Basement, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached, Heated, Parking Pad Cement/Paved                                                           |
| Is Waterfront | Yes                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Washer, Window Coverings, See Remarks, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Concrete, Hardie Board Siding                                |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Fenced, Landscaped, Stream/Pond |
| Roof              | Asphalt Shingles                                             |
| Construction      | Concrete, Hardie Board Siding                                |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

Date Listed           October 16th, 2025  
Days on Market     5  
Zoning                Zone 61

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