

## \$460,000 - 10610 89 Street, Morinville

MLS® #E4445517

**\$460,000**

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, and shingles. This well-maintained home in a desirable neighborhood!!

Built in 1981

### Essential Information

MLS® # E4445517

Price \$460,000

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	73
Zoning	Zone 61

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