

Courtesy Of Sal Derose Of Blackmore Real Estate

## **\$579,000 - 9641 89 Street, Morinville**

---

MLS® #E4425560

**\$579,000**

3 Bedroom, 2.50 Bathroom, 2,094 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this Beautiful 2093 sqft two story built by Custom Builder Samton Homes!

Located in Juniper Heights in Morinville! This fantastic community has many great amenities surrounding it, from walking trails, new school, and a brand new rec center, it is the perfect area for families! This home has 3 spacious bedrooms and 2.5 baths, all finishes are to Samtons high quality standards. Such as mdf shelving, quartz countertops, spacious mudroom with bench plus many more. A spacious living room and kitchen with plenty of cabinets on the main floor, extends to a large dining area. The upstairs has 3 bedrooms 2 baths a laundry room and a large bonus room.

House is 15 minutes to St. Albert and 5 minutes away from the heart of Morinville.

Built in 2025

### **Essential Information**

MLS® #	E4425560
Price	\$579,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,094
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9641 89 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N9

### **Amenities**

Amenities	Deck, Hot Wtr Tank-Energy Star, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Level Land, Not Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	22
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 7:32am MDT