

# \$469,000 - 9410 84 Avenue, Morinville

MLS® #E4425593

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,482 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully maintained 1,482 sq. ft. two-storey in the desirable community of South Glens, conveniently located near CFB Edmonton and St. Albert's new shopping centre. The main floor greets you with a spacious entryway with vaulted ceilings, a powder room, and main-floor laundry. The open-concept living area features hardwood floors, a cozy gas fireplace, and a bright dining nook with patio doors leading to the deck. The kitchen offers granite countertops, stainless steel appliances, under-cabinet lighting, and plenty of storage. Upstairs, the primary suite includes a walk-in closet and 3-piece ensuite, accompanied by two additional bedrooms and a full bath. The fully finished basement provides a large family/rec room and ample storage. Enjoy a fully fenced and landscaped backyard, an oversized 22x22 double attached garage, and central AC for year-round comfort. This move-in-ready home is a must-see!

Built in 2011

## Essential Information

MLS® #	E4425593
Price	\$469,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,482
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9410 84 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0A7

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      22

Zoning                 Zone 61

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