

Courtesy Of Brian C Cyr and Erin L Willman Of RE/MAX Elite

\$574,900 - 9637 89 Street, Morinville

MLS® #E4419378

\$574,900

4 Bedroom, 2.50 Bathroom, 2,331 sqft
Single Family on 0.00 Acres

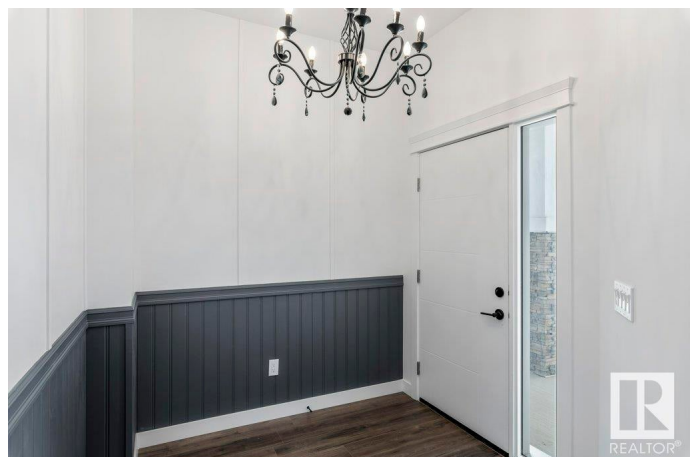
Morinville, Morinville, AB

This stunning 2,330 sq. ft. 2-storey home, crafted by Ganesha Homes Ltd., combines modern elegance with thoughtful design. The main floor features exquisite vinyl plank flooring throughout, creating a seamless flow. The chef-inspired kitchen offers ample storage, stainless steel appliances, a built-in oven and a gas countertop stove. Adjacent to the kitchen, the dining room includes built-in seating, and the living room showcases an elegant electric fireplace. A den and 2-piece bath complete the main level. Upstairs, you'll find a bonus room with an open-to-below design, a luxurious primary retreat with a spa-like 5-piece ensuite and a walk-in closet with built-ins. This level also includes three additional bedrooms, a 3-piece bath and a convenient laundry area. Completing the home are a double attached garage and a 12x12 deck, perfect for outdoor enjoyment. This thoughtfully designed property is an ideal choice for modern family living.

Built in 2024

Essential Information

MLS® #	E4419378
Price	\$574,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9637 89 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N9

Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 27th, 2025
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Days on Market	76
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Zoning	Zone 61
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Listing information last updated on April 13th, 2025 at 9:02am MDT