

Courtesy Of Deidre B Harrison and Jeremy L Hickey Of Real Broker

# \$525,000 - 9708 87 Street, Morinville

MLS® #E4430006

**\$525,000**

4 Bedroom, 2.50 Bathroom, 2,065 sqft  
Single Family on 0.00 Acres

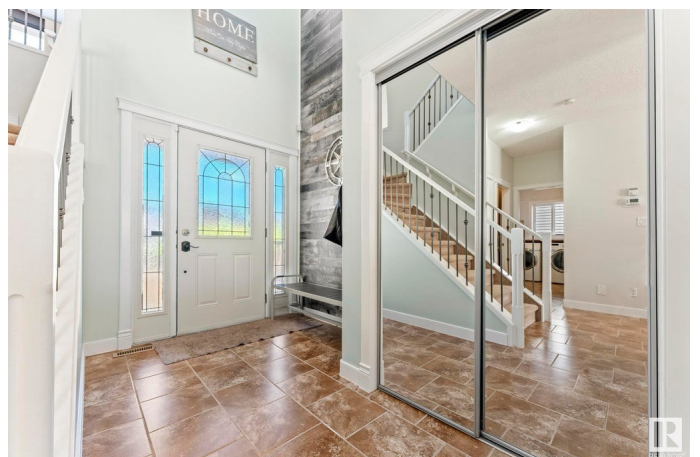
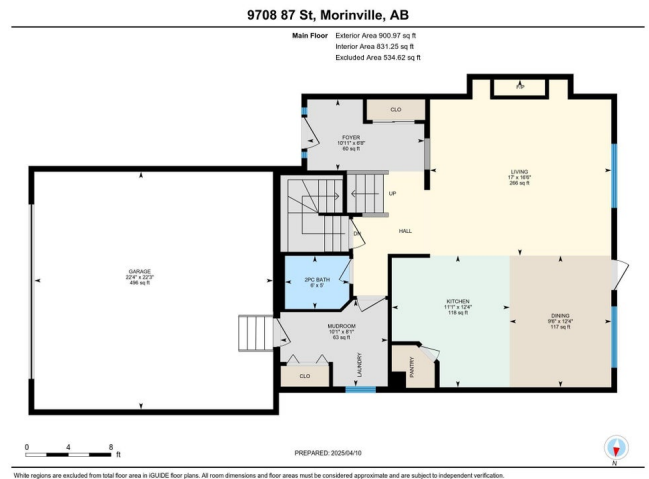
Morinville, Morinville, AB

Welcome to Morinville. The community of Notre Dame is known for its family oriented community, parks/school, and for being close to amenities. Easy access to 100 Avenue and just a hop, skip and jump on to HWY 2 perfect for commuting. Over 2060 sqft, large primary suite, two additional bedrooms, a bonus room, 2 full baths & 1 half bath, hardwood on the main, timeless shaker cabinets, stainless steel appliances, & much more. Incredible floor to ceiling windows flood the main floor with natural light. The open concept main floor is perfect for entertaining, in the summer head outside with your friends & family onto your huge, composite deck to enjoy those long evenings. Cozy up to one of two gas fireplaces or stay nice and cool with your A/C. Beautifully landscaped yard with tons of garden space. Double attached garage (oversized, insulated, and heated) and parking for two on the pad in front. This immaculately maintained home is ready for a new family. Come on in and make yourself at home.

Built in 2007

## Essential Information

MLS® #                E4430006  
Price                    \$525,000  
Bedrooms             4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,065
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9708 87 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1V2

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	12
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 22nd, 2025 at 2:17pm MDT