

## **\$489,555 - 9596 86 Street, Morinville**

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MLS® #E4418784

**\$489,555**

3 Bedroom, 2.50 Bathroom, 1,735 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Fantastic pre-construction opportunity for a steal of a deal! This brand-new custom-built single family home with a double attached garage is just minutes from schools and a park. 3 bed, 2.5 bath + a bonus room & SIDE ENTRANCE to the basement. Located only 15 mins from St. Albert, you'll enjoy lower property taxes, a bigger yard, & more affordable living. The spacious main floor features an open design living room, a stunning kitchen w/floor-ceiling cabinets & quartz countertops, while upstairs offers 3 large bedrooms, 2 full bath, & a bonus room. The primary bedroom includes an ensuite bath plus a walk-in closet. The 2nd & 3rd bedrooms can easily fit queen-sized beds and share a full bath. The upstairs bonus room is perfect for a home office or game room. Upstairs laundry adds extra convenience. The 9-ft basement with a side entrance is ready for future development, ideal for a legal suite or in-law suite. If you've been waiting for the "right homes," here's your chance to make this stunning home yours!



Built in 2025

### **Essential Information**

MLS® #                      E4418784

Price                         \$489,555

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9596 86 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1S8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Extra, R.V. Storage, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	January 21st, 2025
Days on Market	89
Zoning	Zone 61

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