

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

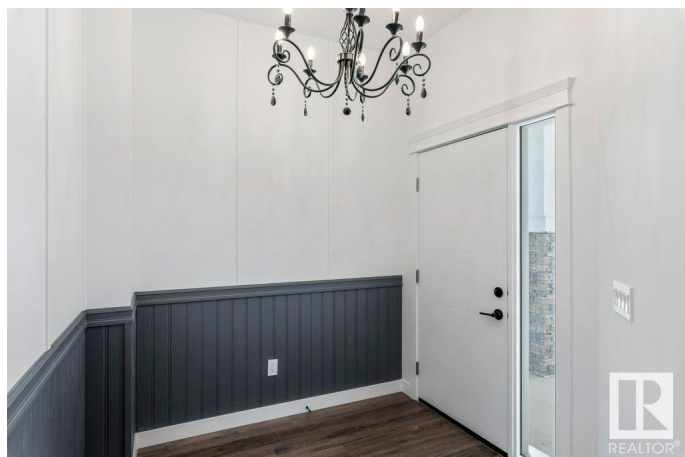
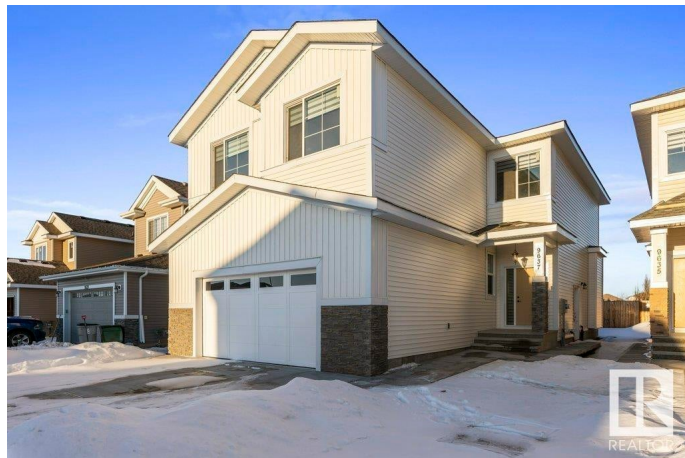
Morinville, Morinville, AB

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

Days on Market 71

Zoning Zone 61

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Listing information last updated on April 8th, 2025 at 4:32pm MDT