

Courtesy Of Sal Derose Of Blackmore Real Estate

## **\$579,000 - 9641 89 Street, Morinville**

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MLS® #E4425560

**\$579,000**

3 Bedroom, 2.50 Bathroom, 2,094 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this Beautiful 2093 sqft two story built by Custom Builder Samton Homes!

Located in Juniper Heights in Morinville! This fantastic community has many great amenities surrounding it, from walking trails, new school, and a brand new rec center, it is the perfect area for families! This home has 3 spacious bedrooms and 2.5 baths, all finishes are to Samtons high quality standards. Such as mdf shelving, quartz countertops, spacious mudroom with bench plus many more. A spacious living room and kitchen with plenty of cabinets on the main floor, extends to a large dining area. The upstairs has 3 bedrooms 2 baths a laundry room and a large bonus room.

House is 15 minutes to St. Albert and 5 minutes away from the heart of Morinville.

Built in 2025

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4425560  |
| Price          | \$579,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,094     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9641 89 Street |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 2N9        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Hot Wtr Tank-Energy Star, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Golf Nearby, Level Land, Not Landscaped, Schools |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 61          |

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Listing information last updated on March 14th, 2025 at 9:02am MDT