

## \$485,000 - 8104 94 Street, Morinville

MLS® #E4430994

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Park backing location for this fully developed home! This home welcomes you in with an open concept plan. The 9 foot ceilings make this space seem even larger. A wall of windows and patio doors along the living room allow you to enjoy your greenspace behind. The maple kitchen features tons of counter space and island with eating bar and a sink nicely ties the space together. Main floor laundry and 2 piece bathroom conveniently located off the heated garage rounds out the main floor. Upstairs the master bedroom has an updated shower ensuite and walk in closet. Two more bedrooms and a full bathroom upstairs. The basement is finished with a huge family room, 4th bedroom and a 4th bathroom with shower perfect setup for teens or guests. The yard has a spacious deck, firepit, wood walkways, and gazebo. Other upgrades include: luxury vinyl plank flooring, light fixtures, carpet, paint and there is a double oversized heated garage. Located on a quiet street perfect for kids and young families.

Built in 2006

### Essential Information

MLS® # E4430994

Price \$485,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,679
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8104 94 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0A9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
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 20th, 2025 at 8:17am MDT