

## \$695,963 - 9611 89a Street, Morinville

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MLS® #E4459958

**\$695,963**

4 Bedroom, 3.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

This stunning brand-new two-storey in Morinville is a rare find. Custom built with a modern open-concept design, it features beautiful open-to-below ceilings and oversized windows that flood the home with natural light. The main floor offers a stylish kitchen, spacious dining and living areas, an office/den, laundry, and half bath. Upstairs you'll find three bedrooms, including a beautiful primary suite, plus two full baths and a large bonus room. The staircase can be finished with glass or spindle railings to suit your style. The fully finished basement includes a legal one-bedroom suite with an office, perfect for extended family or rental income. A massive backyard and oversized double attached garage complete this exceptional home. With quality upgrades throughout, this is your chance to own a one-of-a-kind property at an incredible price. Photos are of a similar home; finishes may vary.



Built in 2025

### Essential Information

MLS® #	E4459958
Price	\$695,963
Bedrooms	4
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9611 89a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 29th, 2025  
Days on Market        2  
Zoning                    Zone 61

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