

\$460,000 - 9705 88 Street, Morinville

MLS® #E4465395

\$460,000

3 Bedroom, 2.50 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

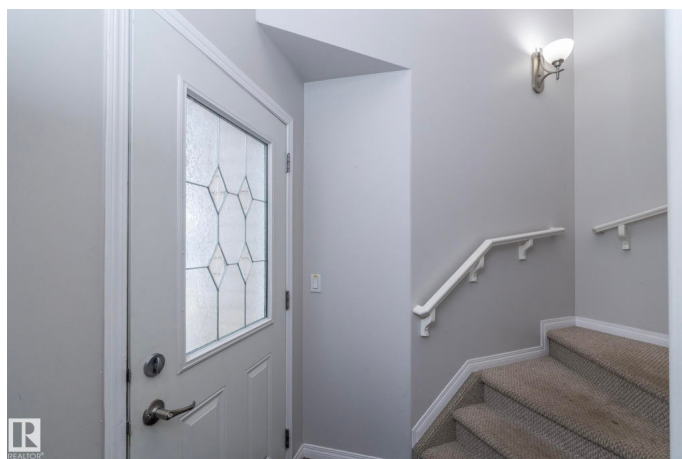
Morinville, Morinville, AB

Welcome to this spacious and well built home located in Notre Dame Estates next to a park, and down the road from Ecole Notre Dame and Four Winds School!! This wonderful neighborhood is close to all schools, shopping, playgrounds and has easy access to HWY 28, and only 15 mins to CFB Edmonton. As you enter you are greeted with 17 foot ceilings with lots of natural sunlight. The main level has a great layout, and features a nice white kitchen with granite countertops and a dining area, a large living room with large windows and a gas fireplace, an office/den, a large mud room with laundry, and a powder room. All the flooring is beautiful hardwood and ceramic tiles. Upstairs features a small bonus area, a large primary bedroom with walk-in closet and full 4 piece ensuite. There is also 2 additional bedrooms and another full bathroom. The basement has 3 large windows and has all plumbing rough-in. Morinville is a wonderful community located 10 mins North of St.Albert.

Built in 2007

Essential Information

MLS® #	E4465395
Price	\$460,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9705 88 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C5

Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 10th, 2025
Days on Market	7
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 November 17th, 2025 at 1:47pm MST