

\$489,555 - 9596 86 Street, Morinville

MLS® #E4418784

\$489,555

3 Bedroom, 2.50 Bathroom, 1,735 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Fantastic pre-construction opportunity for a steal of a deal! This brand-new custom-built single family home with a double attached garage is just minutes from schools and a park. 3 bed, 2.5 bath + a bonus room & SIDE ENTRANCE to the basement. Located only 15 mins from St. Albert, you'll enjoy lower property taxes, a bigger yard, & more affordable living. The spacious main floor features an open design living room, a stunning kitchen w/floor-ceiling cabinets & quartz countertops, while upstairs offers 3 large bedrooms, 2 full bath, & a bonus room. The primary bedroom includes an ensuite bath plus a walk-in closet. The 2nd & 3rd bedrooms can easily fit queen-sized beds and share a full bath. The upstairs bonus room is perfect for a home office or game room. Upstairs laundry adds extra convenience. The 9-ft basement with a side entrance is ready for future development, ideal for a legal suite or in-law suite. If you've been waiting for the "right homes," here's your chance to make this stunning home yours!



Built in 2025

Essential Information

MLS® #	E4418784
Price	\$489,555

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9596 86 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1S8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Extra, R.V. Storage, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

Additional Information

Date Listed	January 21st, 2025
Days on Market	91
Zoning	Zone 61

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