

## \$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 | 7                    |
| Zoning         | Zone 61              |

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Listing information last updated on October 5th, 2025 at 11:02pm MDT