

Courtesy Of Brian C Cyr and Erin L Willman Of RE/MAX Elite

## \$574,900 - 9637 89 Street, Morinville

MLS® #E4419378

**\$574,900**

4 Bedroom, 2.50 Bathroom, 2,331 sqft  
Single Family on 0.00 Acres

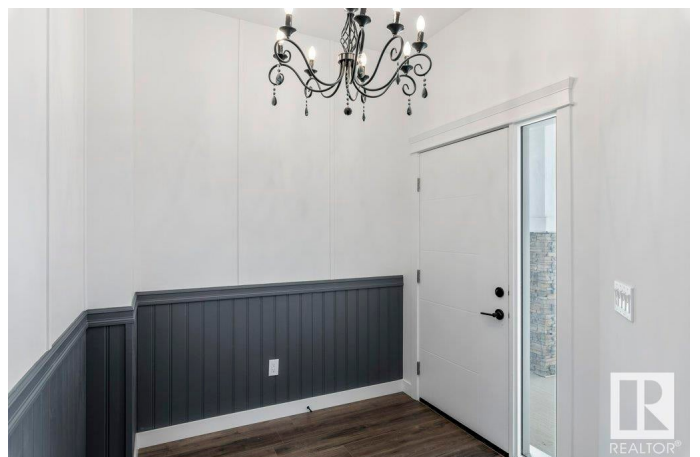
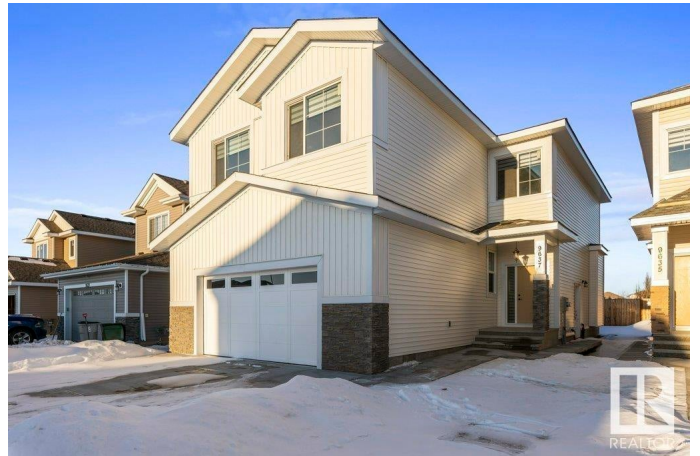
Morinville, Morinville, AB

This stunning 2,330 sq. ft. 2-storey home, crafted by Ganesha Homes Ltd., combines modern elegance with thoughtful design. The main floor features exquisite vinyl plank flooring throughout, creating a seamless flow. The chef-inspired kitchen offers ample storage, stainless steel appliances, a built-in oven and a gas countertop stove. Adjacent to the kitchen, the dining room includes built-in seating, and the living room showcases an elegant electric fireplace. A den and 2-piece bath complete the main level. Upstairs, you'll find a bonus room with an open-to-below design, a luxurious primary retreat with a spa-like 5-piece ensuite and a walk-in closet with built-ins. This level also includes three additional bedrooms, a 3-piece bath and a convenient laundry area. Completing the home are a double attached garage and a 12x12 deck, perfect for outdoor enjoyment. This thoughtfully designed property is an ideal choice for modern family living.

Built in 2024

### Essential Information

MLS® #	E4419378
Price	\$574,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9637 89 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N9

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 27th, 2025
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Days on Market	76
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Zoning	Zone 61
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Listing information last updated on April 13th, 2025 at 7:02am MDT