

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

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 3
Zoning Zone 61

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