

\$495,555 - 9592 86 Street, Morinville

MLS® #E4461035

\$495,555

3 Bedroom, 2.50 Bathroom, 1,740 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

RBAND NEW, MOVE-IN READY, FULLY FENCED, with a large DECK, and SIDE ENTRANCE! This custom single-family home with a double attached garage sits steps from Four Winds Public School, which offers English & French Immersion in Grades 5-9. The main floor features an open living/dining area and a sleek kitchen with floor-to-ceiling cabinetry and quartz countertops. Upstairs offers 3 spacious bedrooms, 2 full bathrooms, a versatile bonus room, and convenient laundry. The primary suite includes a walk-in closet and an ensuite. Bedrooms 2 and 3 comfortably fit queen beds and share a full bath. A 9-ft basement with a separate side entrance is ready for future development—ideal for a potential legal or in-law suite. Located about 15 minutes from St. Albert, this home offers excellent value with a larger yard and room to grow. Looking for a great deal? Come fall in love & take the keys to your new home today!

Built in 2025

Essential Information

MLS® #	E4461035
Price	\$495,555
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9592 86 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1S8

Amenities

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

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Morinville Public School
Middle Four Winds Public School
High Sturgeon Composite High Sc

Additional Information

Date Listed October 6th, 2025
Days on Market 4
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 October 9th, 2025 at 10:47pm MDT