

## \$489,555 - 9596 86 Street, Morinville

MLS® #E4418784

**\$489,555**

3 Bedroom, 2.50 Bathroom, 1,960 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 | 1,960                  |
| 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 | 146                |
| Zoning         | Zone 61            |

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Listing information last updated on June 16th, 2025 at 10:47am MDT