

## \$574,900 - 9635 89 Street, Morinville

MLS® #E4419379

**\$574,900**

4 Bedroom, 2.50 Bathroom, 2,320 sqft  
Single Family on 0.00 Acres

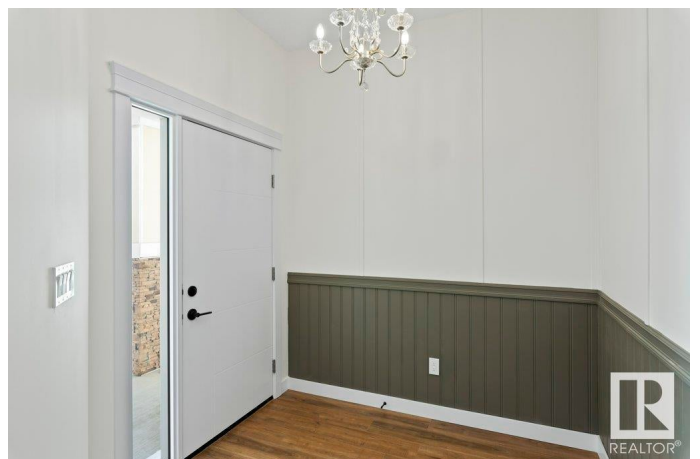
Morinville, Morinville, AB

This remarkable 2-storey home by Ganesh Homes Ltd. offers over 2,300 sq. ft. of meticulously designed living space. The main floor features elegant vinyl plank flooring throughout, leading to a chef-inspired kitchen equipped with 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, while the living room provides a cozy ambiance with its electric fireplace. A den and 2-piece bath complete the main level. Upstairs, a bright bonus room overlooks the space below. The primary retreat is a true sanctuary, featuring a spa-like 5-piece ensuite and a walk-in closet with built-ins. Three additional bedrooms, a 3-piece bath and a laundry room complete the upper floor. The home includes a double attached garage, perfect for storage and parking, along with a 12x12 deck for outdoor enjoyment. Every detail has been thoughtfully crafted to create a functional and elegant living space.

Built in 2024

### Essential Information

MLS® #	E4419379
Price	\$574,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,320
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9635 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  
Days on Market 46  
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 March 13th, 2025 at 11:17pm MDT