

\$659,900 - 9604 88 Street, Morinville

MLS® #E4414663

\$659,900

4 Bedroom, 2.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

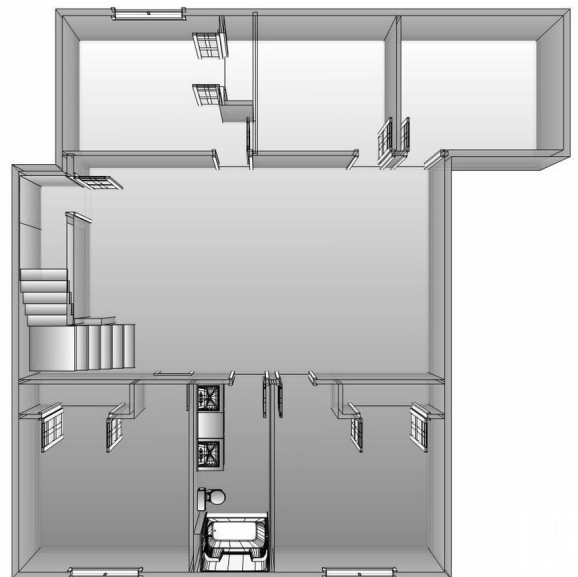
Stunning New Build by Atlas Premium Homes on a Large Pie Lot â€” 2650 Sqft of Developed Living Space. Welcome to your future dream home! This beautiful, brand-new build offers 4 spacious bedrooms, a large flex room on the main floor, and 2.5 baths, all thoughtfully designed to provide the perfect blend of comfort, style, and functionality. Situated on a generous pie-shaped lot, this home provides ample outdoor space and privacy, ideal for family gatherings or relaxing evenings. The design incorporates 6ft high windows, coffered ceilings, and a raised 10ft high living room. Adding to the ambiance, this home includes two stunning 42-inch electric fireplace, one located on the main floor to complement the elegant living space and another in the basement, creating a cozy retreat for entertainment or relaxation. Located in a desirable neighbourhood, this home is perfect for those seeking a modern, move-in-ready property with plenty of room to grow. As the home is still in development, you can customize!

Built in 2024

Essential Information

MLS® # E4414663

Price \$659,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9604 88 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N9

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools
Lot Description	pie

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Notre Dame
Middle	Primeau
High	Morinville High School

Additional Information

Date Listed	November 26th, 2024
Days on Market	157
Zoning	Zone 61

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Listing information last updated on May 2nd, 2025 at 2:47am MDT