

\$499,555 - 9592 86 Street, Morinville

MLS® #E4443656

\$499,555

3 Bedroom, 2.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

PROMO PRICING & COMES w/FULLY FENCED YARD FOR THIS LAST QUICK POSSESSION HOME! This brand-new custom-built single-family home w/double attached garage is just minutes from schools & the park. 3bed, 2.5bath + a bonus room & SIDE ENTRANCE to basement. Located only 15mins 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 & 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 w/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® # E4443656

Price \$499,555



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	Deck, Detectors Smoke
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

Additional Information

Date Listed	June 20th, 2025
Days on Market	90
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 September 17th, 2025 at 9:31pm MDT