

## \$541,555 - 9613 89a Street, Morinville

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MLS® #E4441580

**\$541,555**

4 Bedroom, 2.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**\*\*4 beds up + Bonus Room\*\*** Discover the perfect blend of luxury, craftsmanship, & value in this luxurious custom-built beauty by Gigabyte Homes. From the moment you enter, the quality & elegance will impress. The 9ft ceiling main floor showcases a spacious living room w/the builder's signature floor-to-ceiling feature wall, a chef-inspired kitchen with quartz countertops, full-height cabinetry, & a generous dining area ideal for hosting family/friends. Upstairs, a stylish bonus room, a conveniently located laundry room, & a spacious primary suite await—large enough for a king-sized bed + 2 nightstands—alongside 3 additional well-proportioned bedrooms. Adding a double oversized attached garage & SIDE ENTRANCE to your 9ft ceiling basement, every detail has been thoughtfully curated to provide both comfort & sophistication. Step outside to a private, oversized backyard that offers endless possibilities for outdoor enjoyment. Ideally situated within walking distance to 2 schools, a park, & a leisure centre.



Built in 2025

### Essential Information

MLS® #                      E4441580

Price                         \$541,555

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,884
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9613 89a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0C5

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, R.V. Storage, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	18
Zoning	Zone 61

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Listing information last updated on June 28th, 2025 at 4:32am MDT