

# \$560,000 - 8921 96a Avenue, Morinville

MLS® #E4456667

**\$560,000**

3 Bedroom, 2.50 Bathroom, 2,008 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**MOVE IN READY IN 4 WEEKS!** Welcome to this remarkable 2008 square foot 2 story in Juniper Heights, offering a modern elegant look with many upgrades including, linear gas fireplace, quartz counter tops, large kitchen with walk thru pantry, extra large Island with waterfall on both sides, 3 extra large bedrooms, including a spacious primary bedroom with a large walk in closet, beautiful ensuite with his and hers sinks, walk in shower and a stand alone tub, Large living room, vinyl throughout main floor, glass railing on stair case, carpet on stairs and throughout second floor, upstairs features a 2nd living room and laundry room, basement with separate side entrance for future development, extra large drive way, located in a quiet cul de sac around the corner from a brand new school and close to all amenities. view this home you won't be disappointed.

Built in 2025

## Essential Information

MLS® #	E4456667
Price	\$560,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,008
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8921 96a Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Asphalt
Exterior Features	Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 7th, 2025
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Days on Market 11

Zoning Zone 61

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Listing information last updated on September 17th, 2025 at 11:47pm MDT