

\$380,000 - 8532 96 Avenue, Morinville

MLS® #E4462848

\$380,000

3 Bedroom, 2.50 Bathroom, 1,442 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Be the first to call this beautiful, brand-new home your own. This nearly completed 1442 sq ft two-storey triplex in Morinville offers modern design, comfort, and functionality all in one. The open concept main floor features a bright great room and a stylish kitchen with quartz countertops, full-height cabinets, and a spacious island that is perfect for hosting family and friends. Upstairs, you will find three generous bedrooms, including a primary suite with a walk-in closet and ensuite, plus convenient upper-floor laundry. Designer finishes include luxury vinyl plank flooring, elegant tile, and timeless neutral tones throughout. Located close to the Morinville Leisure Centre, scenic walking trails, playgrounds, and local cafes and shops, this home combines small-town charm with everyday convenience. A perfect opportunity to own a never-lived-in home that offers style, comfort, and a fresh start in a growing community.

Built in 2025

Essential Information

MLS® #	E4462848
Price	\$380,000
Bedrooms	3
Bathrooms	2.50



FIRST FLOOR PLAN A: 713 sq ft FIRST FLOOR PLAN A: 721 sq ft FIRST FLOOR PLAN A: 814 sq ft



SECOND FLOOR PLAN A: 702 sq ft SECOND FLOOR PLAN A: 721 sq ft SECOND FLOOR PLAN A: 814 sq ft

Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

Community Information

Address	8532 96 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R6

Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	École Notre Dame
Middle	Georges H Primeau School
High	Morinville Community High

Additional Information

Date Listed	October 20th, 2025
Days on Market	1
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 October 21st, 2025 at 6:47pm MDT