

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

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 |
|----------|--------------------|

| | |
|-------------------|--|
| 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 | 31 |
| Zoning | Zone 61 |

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Listing information last updated on July 11th, 2025 at 3:33pm MDT