

# \$659,900 - 9604 88 Street, Morinville

MLS® #E4414663

**\$659,900**

4 Bedroom, 2.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Stunning New Build by Atlas Premium Homes on a Large Pie Lot – 2650 Sqft of Developed Living Space. Welcome to your future dream home! This beautiful, brand-new build offers 4 spacious bedrooms, a large flex room on the main floor, and 2.5 baths, all thoughtfully designed to provide the perfect blend of comfort, style, and functionality. Situated on a generous pie-shaped lot, this home provides ample outdoor space and privacy, ideal for family gatherings or relaxing evenings. The design incorporates 6ft high windows, coffered ceilings, and a raised 10ft high living room. Adding to the ambiance, this home includes two stunning 42-inch electric fireplace, one located on the main floor to complement the elegant living space and another in the basement, creating a cozy retreat for entertainment or relaxation. Located in a desirable neighbourhood, this home is perfect for those seeking a modern, move-in-ready property with plenty of room to grow. As the home is still in development, you can customize!

Built in 2024

## Essential Information

MLS® # E4414663

Price \$659,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9604 88 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2N9

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools
Lot Description	pie

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame
Middle	Primeau
High	Morinville High School

### **Additional Information**

Date Listed	November 26th, 2024
Days on Market	155
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 April 30th, 2025 at 8:32pm MDT