

## \$409,900 - 8641 97 Avenue, Morinville

MLS® #E4436975

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**QUICK POSSESSION!!** Juniper Heights is an expansive new community in Morinville. You'll enjoy a close proximity to schools, parks, pathways, new regional rec centre and more in this beautiful community! With over 1470 square feet of open concept living space, the Soho-D from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. **PLUS a SEPARATE ENTRANCE AND single oversized attached garage!** PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!

Built in 2025

### Essential Information

MLS® #	E4436975
Price	\$409,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,526
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8641 97 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2S1

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	114

## Zoning

## Zone 61

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Listing information last updated on September 7th, 2025 at 8:02pm MDT