

## \$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 â€” 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, 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 | 162                 |
| Zoning         | Zone 61             |

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Listing information last updated on May 7th, 2025 at 1:17pm MDT