\$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 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!

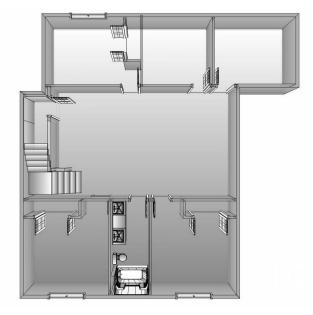
Built in 2024

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 157

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 May 1st, 2025 at 9:47pm MDT