

\$489,900 - 8007 97 Street, Morinville

MLS® #E4432044

\$489,900

4 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

South Glens, Morinville, AB

UNIQUE 2 1/2 STORY HOME IN SOUTH GLENS! This ideal family home is located just minutes from St. Albert, CFB Edmonton, and all of Morinville's amenities. Upon entry, you are welcomed by a soaring ceiling leading to the open concept main floor. The spacious living room features large windows that allow plenty of natural light, a tile-surround gas fireplace with a niche above, & hardwood floors. The main floor also includes a laundry room & a 2-piece powder room. The bright kitchen is perfectly sized with a generously sized island featuring breakfast bar & a walk-in pantry. A garden door off the dining room leads to the deck & the fully fenced backyard. The upper floors include a bonus room, 2 junior bedrooms, a large primary bedroom with expansive windows, a walk-in closet & an elegant ensuite, as a 4-piece bath. The partially finished basement offers a fourth bedroom, a roughed-in bathroom, and a storage/ room. Walls can be adjusted to meet your needs. A double attached garage completes this Fantastic Home!

Built in 2008

Essential Information

MLS® # E4432044

Price \$489,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,709 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8007 97 Street |
| Area | Morinville |
| Subdivision | South Glens |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 1W3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------|
| Elementary | St. Kateri |
| Middle | G.H. Primeau |
| High | M.C.H.S. |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 9 |
| 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 10:03am MDT