

## \$514,555 - 9613 89a Street, Morinville

MLS® #E4461037

**\$514,555**

4 Bedroom, 2.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**\*\*4 beds up + Bonus Room\*\*** Discover the perfect blend of luxury, craftsmanship, & value in this luxurious custom-built beauty by Gigabyte Homes. From the moment you enter, the quality & elegance will impress. The 9ft ceiling main floor showcases a spacious living room w/the builder's signature floor-to-ceiling feature wall, a chef-inspired kitchen w/quartz countertops, full-height cabinetry, & a generous dining area ideal for hosting family/friends. Upstairs, a stylish bonus room, a conveniently located laundry room, & a spacious primary suite await—large enough for a king-sized bed + 2 nightstands—alongside 3 additional well-proportioned bedrooms. Adding an OVERSIZED DOUBLE Attached garage & SIDE ENTRANCE to your 9ft ceiling basement, every detail has been thoughtfully curated to provide both comfort & sophistication. Step outside to a private, oversized backyard that offers endless possibilities for outdoor enjoyment. Ideally situated within walking distance to 2 schools, a park, & a leisure centre.



Built in 2025

### Essential Information

MLS® # E4461037

Price \$514,555

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,884                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9613 89a Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 0C5         |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Smoking Home, R.V. Storage, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Over Sized                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                       |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Morinville Public School |
| Middle     | Four Winds Public School |
| High       | Sturgeon Composite       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 4                 |
| 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 October 10th, 2025 at 3:17am MDT