

\$579,555 - 9615 89a Street, Morinville

MLS® #E4461239

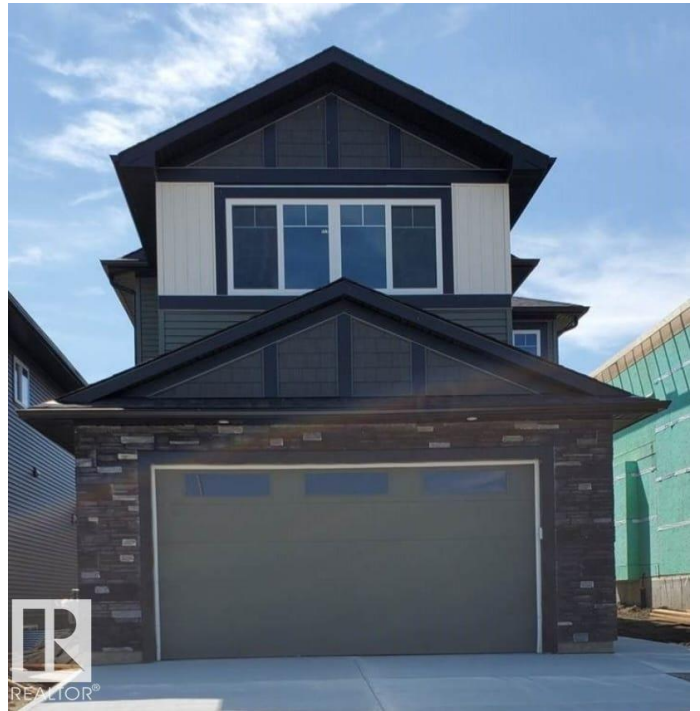
\$579,555

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

HUGE GARAGE Stunning brand-new two-storey in Morinville (15mins to St.Albert)â€™custom-built by Gigabyte Homes Master Builder. A modern open-concept layout showcases beautiful open-to-below ceilings and oversized windows for exceptional natural light. The main floor features a designer kitchen, spacious dining and living areas, an office/den, powder room, convenient laundry, and a **SIDE ENTRANCE** to the basement. Upstairs offers three generous bedroomsâ€™including a serene primary suite with an ensuite bath, and a walk-in closetâ€™plus a second full bath and a large bonus room. Choose your staircase finish (glass or spindle railings) to match your style. The unspoiled 9ft ceiling basement is planned with potential for a legal 1-bedroom + office suiteâ€™ideal for family or added income. Enjoy a massive backyard and an oversized double attached garage. Quality upgrades throughout. Walking distance to a French-immersion school. Photos are of a similar home; finishes may vary.



Built in 2025

Essential Information

MLS® # E4461239

Price \$579,555

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9615 89a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Middle	FOUR WINDS
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Additional Information

Date Listed	October 7th, 2025
Days on Market	2
Zoning	Zone 61

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Listing information last updated on October 9th, 2025 at 3:32am MDT