

Courtesy Of Sal Derosé Of Blackmore Real Estate

\$639,000 - 9628 89a Street, Morinville

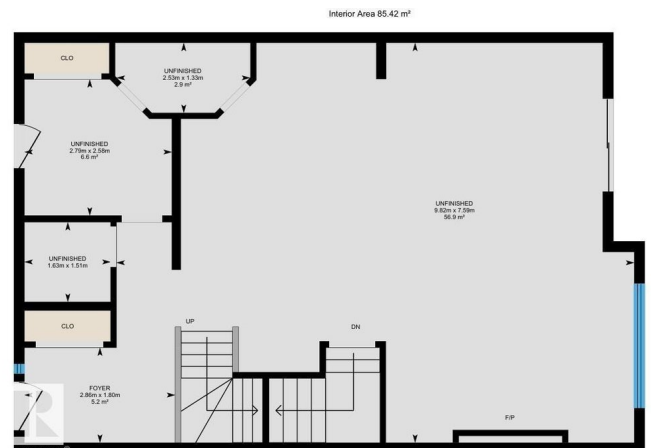
MLS® #E4453336

\$639,000

3 Bedroom, 2.50 Bathroom, 2,337 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Nestled in the quiet and family-friendly community of Juniper Heights in Morinville, this stunning 2-story home offers over 2300 sqft of beautifully designed living space. With a basement suite access, it's perfect for extended family, guests, or even generating rental income. Located just 20 minutes from St. Albert, you'll enjoy the peaceful atmosphere of a close-knit neighborhood while still being within easy reach of all city amenities. The home is ideally situated near local recreation centers, walking trails, and schools, making it an ideal choice for families. Inside, you'll find spacious open-concept living areas with plenty of natural light, a modern kitchen, and a layout that's perfect for both everyday living and entertaining. The backyard provides ample space for outdoor activities or simply relaxing in your own little retreat. This home is the perfect blend of comfort, convenience, and community, offering everything you need for a balanced lifestyle.



Built in 2025

Essential Information

MLS® # E4453336

Price	\$639,000
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Bedrooms 3

Bathrooms	2.50
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Full Baths	2
Half Baths	1
Square Footage	2,337
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9628 89a Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2R6

Amenities

Amenities	Hot Water Tankless, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Not Fenced, Not Landscaped, Schools
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 16th, 2025
Days on Market 83
Zoning Zone 61

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