

\$541,555 - 9613 89a Street, Morinville

MLS® #E4461037

\$541,555

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 \$541,555

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	32
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 November 7th, 2025 at 7:17pm MST