

\$399,900 - 9511 95 Avenue, Morinville

MLS® #E4463704

\$399,900

5 Bedroom, 3.00 Bathroom, 1,301 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Custom-Built Bi-Level with 5 Bedrooms and a 24x24 Garage! Welcome to this super clean 1301 sq ft custom-built bi-level featuring a spacious 24x24 attached garage and beautiful architectural details throughout. The bright main floor offers a large front foyer, a sunken living room with a cozy gas fireplace, vaulted ceilings, and a skylight that fills the home with natural light. The kitchen includes garden doors leading to a large deck, perfect for outdoor entertaining. With 5 bedrooms, 3 full bathrooms, and a fully finished basement, there’s plenty of space for family and guests. Unique custom art niches add a special touch to this already distinctive home. If you’ve been looking for something truly special you’ve found it!

Built in 1996

Essential Information

MLS® #	E4463704
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,301
Acres	0.00
Year Built	1996



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	9511 95 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1H9

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Notre Dame
------------	------------

Middle	Primeau
High	Morinville High School

Additional Information

Date Listed	October 27th, 2025
Days on Market	11
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 6:17am MST