# \$659,900 - 9604 88 Street, Morinville

MLS® #E4414663

### \$659.900

4 Bedroom, 2.50 Bathroom, 1,448 sqft Single Family on 0.00 Acres

Morinville, Morinville, AB

Stunning New Build by Atlas Premium Homes on a Large Pie Lot â€" 2650 Sqft of Developed Living Space. Welcome to your future dream home! This beautiful, brand-new build offers 4 spacious bedrooms, a large flex room on the main floor, and 2.5 baths, all thoughtfully designed to provide the perfect blend of comfort, style, and functionality. Situated on a generous pie-shaped lot, this home provides ample outdoor space and privacy, ideal for family gatherings or relaxing evenings. The design incorporates 6ft high windows, coffered ceilings, and a raised 10ft high living room. Adding to the ambiance, this home includes two stunning 42-inch electric fireplace, one located on the main floor to complement the elegant living space and another in the basement, creating a cozy retreat for entertainment or relaxation. Located in a desirable neighbourhood, this home is perfect for those seeking a modern, move-in-ready property with plenty of room to grow. As the home is still in development, you can customize!

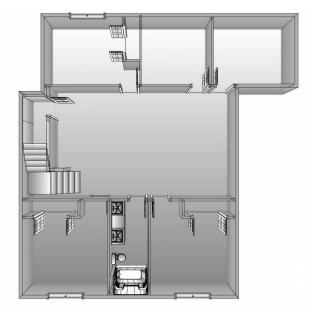
Built in 2024

#### **Essential Information**

MLS® # E4414663 Price \$659,900







Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,448

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 9604 88 Street

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 2N9

### **Amenities**

Amenities See Remarks

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator-Energy Star,

Stove-Electric, Washer - Energy Star

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Schools

Lot Description pie

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Notre Dame

Middle Primeau

High Morinville High School

#### **Additional Information**

Date Listed November 26th, 2024

Days on Market 144

Zoning Zone 61

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Listing information last updated on April 19th, 2025 at 11:47am MDT