

Courtesy Of Ashley L Moore Of Century 21 Masters

\$375,000 - 8503 96 Avenue, Morinville

MLS® #E4453890

\$375,000

4 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to your new home in Morinville, with no CONDO FEES! This beautifully maintained 2-storey home offers modern living with comfort & convenience. Step inside to find an inviting open-concept main floor featuring a bright living room, spacious kitchen with ample cabinetry, quartz countertops, stainless steel appliances, a gas stove, & a central island perfect for family gatherings. Upstairs, you'll find 3 bedrooms including a primary retreat with a walk-in closet, en-suite bathroom, and an additional 4-piece bathroom. The basement is waiting for your final touches partially finished with a 4th bedroom. Outside, you'll love the double detached garage and the backyard, ready for you to design your dream outdoor space. Located close to schools, parks, and all of Morinville's amenities, with quick access to St. Albert and Edmonton. Enjoy central A/C, fresh paint, gemstone lighting, a fenced yard, and a new fridge. This charming home is move-in ready and offers great value in a family-friendly community.

Built in 2020

Essential Information

MLS® # E4453890

Price \$375,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	8503 96 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0B8

Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Morinville Public School
Middle	Four Winds
High	Morinville Community

Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	Zone 61

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Listing information last updated on August 21st, 2025 at 9:17am MDT