

\$489,900 - 8007 97 Street, Morinville

MLS® #E4432044

\$489,900

4 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

South Glens, Morinville, AB

UNIQUE 2 1/2 STORY HOME IN SOUTH GLENS! This ideal family home is located just minutes from St. Albert, CFB Edmonton, and all of Morinville's amenities. Upon entry, you are welcomed by a soaring ceiling leading to the open concept main floor. The spacious living room features large windows that allow plenty of natural light, a tile-surround gas fireplace with a niche above, & hardwood floors. The main floor also includes a laundry room & a 2-piece powder room. The bright kitchen is perfectly sized with a generously sized island featuring breakfast bar & a walk-in pantry. A garden door off the dining room leads to the deck & the fully fenced backyard. The upper floors include a bonus room, 2 junior bedrooms, a large primary bedroom with expansive windows, a walk-in closet & an elegant ensuite, as a 4-piece bath. The partially finished basement offers a fourth bedroom, a roughed-in bathroom, and a storage/ room. Walls can be adjusted to meet your needs. A double attached garage completes this Fantastic Home!

Built in 2008

Essential Information

MLS® # E4432044

Price \$489,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,709
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	8007 97 Street
Area	Morinville
Subdivision	South Glens
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1W3

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. Kateri
Middle	G.H. Primeau
High	M.C.H.S.

Additional Information

Date Listed	April 22nd, 2025
Days on Market	6
Zoning	Zone 61



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