

## \$499,555 - 9592 86 Street, Morinville

MLS® #E4443656

**\$499,555**

3 Bedroom, 2.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

PROMO PRICING & COMES w/FULLY FENCED YARD FOR THIS LAST QUICK POSSESSION HOME! This brand-new custom-built single-family home w/double attached garage is just minutes from schools & the park. 3bed, 2.5bath + a bonus room & SIDE ENTRANCE to basement. Located only 15mins from St. Albert, youâ€™™ll enjoy lower property taxes, a bigger yard, & more affordable living. The spacious main floor features an open design living room, a stunning kitchen w/floor-ceiling cabinets & quartz countertops, while upstairs offers 3 large bedrooms, 2 full bath, & a bonus room. The primary bedroom includes an ensuite bath plus a walk-in closet. The 2nd & 3rd bedrooms can easily fit queen-sized beds & share a full bath. The upstairs bonus room is perfect for a home office or game room. Upstairs laundry adds extra convenience. The 9-ft basement w/a side entrance is ready for future development, ideal for a legal suite or in-law suite. If you've been waiting for the "right homes," here's your chance to make this stunning home yours!

Built in 2025

### Essential Information

MLS® # E4443656

Price \$499,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,740                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9592 86 Street |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 1S8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Heatilator/Fan            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 61         |

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Listing information last updated on September 11th, 2025 at 7:47pm MDT