

## \$579,555 - 9615 89a Street, Morinville

---

MLS® #E4461239

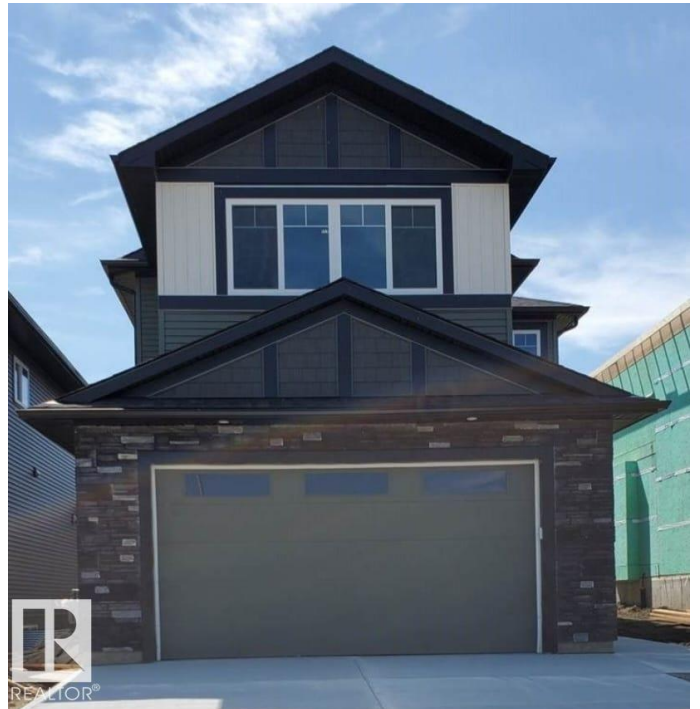
**\$579,555**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

**\*HUGE GARAGE\*** Stunning brand-new two-storey in Morinville (15mins to St.Albert)â€”custom-built by Gigabyte Homes Master Builder. A modern open-concept layout showcases beautiful open-to-below ceilings and oversized windows for exceptional natural light. The main floor features a designer kitchen, spacious dining and living areas, an office/den, powder room, convenient laundry, and a SIDE ENTRANCE to the basement. Upstairs offers three generous bedroomsâ€”including a serene primary suite with an ensuite bath, and a walk-in closetâ€”plus a second full bath and a large bonus room. Choose your staircase finish (glass or spindle railings) to match your style. The unspoiled 9ft ceiling basement is planned with potential for a legal 1-bedroom + office suiteâ€”ideal for family or added income. Enjoy a massive backyard and an oversized double attached garage. Quality upgrades throughout. Walking distance to a French-immersion school. Photos are of a similar home; finishes may vary.



Built in 2025

### Essential Information

MLS® # E4461239

Price \$579,555

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,005                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9615 89a Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2R6         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Attached, Over Sized |

### Interior

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

### Exterior

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

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

**School Information**

|        |            |
|--------|------------|
| Middle | FOUR WINDS |
|--------|------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 8                 |
| 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 October 15th, 2025 at 3:47am MDT