

# \$639,000 - 9628 89a Street, Morinville

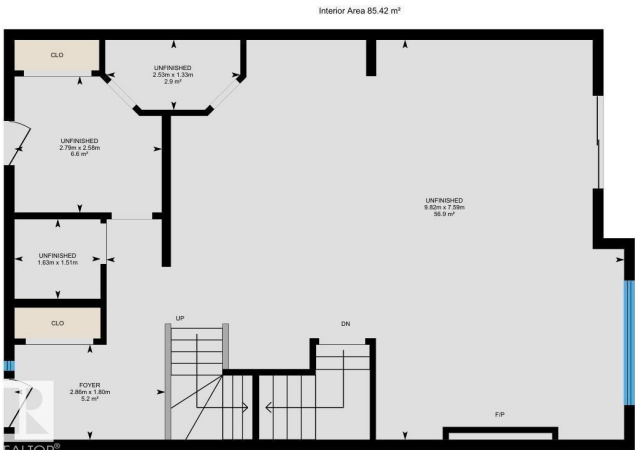
MLS® #E4453336

**\$639,000**

3 Bedroom, 3.00 Bathroom, 2,337 sqft  
Single Family

Morinville, Morinville, Alberta

Nestled in the quiet and family-friendly community of Juniper Heights in Morinville, this stunning 2-story home offers over 2300 sqft of beautifully designed living space. With a basement suite access, itâ€™s perfect for extended family, guests, or even generating rental income. Located just 20 minutes from St. Albert, youâ€™ll enjoy the peaceful atmosphere of a close-knit neighborhood while still being within easy reach of all city amenities. The home is ideally situated near local recreation centers, walking trails, and schools, making it an ideal choice for families. Inside, youâ€™ll find spacious open-concept living areas with plenty of natural light, a modern kitchen, and a layout thatâ€™s perfect for both everyday living and entertaining. The backyard provides ample space for outdoor activities or simply relaxing in your own little retreat. This home is the perfect blend of comfort, convenience, and community, offering everything you need for a balanced lifestyle. (id:6289)



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | E4453336  |
| Price      | \$639,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 2,337         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9628 89a Street |
| Subdivision | Morinville      |
| City        | Morinville      |
| Province    | Alberta         |
| Postal Code | T8R2R6          |

### Amenities

|              |                      |
|--------------|----------------------|
| Amenities    | Golf Course, Schools |
| Parking      | Attached Garage      |
| # of Garages | 1                    |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer |
| Heating      | Forced air                                                                                                 |
| # of Stories | 2                                                                                                          |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Blackmore Real Estate |
|----------------|-----------------------|



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