



9615 89A St

## Morinville Alberta

\$579,555

THE ONLY ONE LEFT FOR QUICK POSSESSION! \*OVERSIZED GARAGE, BIG YARD, & HIGH CEILINGS!\* 4 bedrooms + 3 bathrooms! Beautifully designed & completely custom-built beauty 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 & living area, a main-floor bedroom, a powder room, a convenient laundry room, and a SIDE ENTRANCE to the basement for a potential suite! Upstairs offers three generous bedrooms—including a serene primary suite with an ensuite bath, and a walk-in closet—plus a second full bath and a large bonus room. The unspoiled 9ft ceiling basement is perfectly designed for a potential 1-bedroom, 1-bathroom legal basement suite—extended family? or a potential mortgage helper. Enjoy a massive backyard and an oversized double attached garage- perfect for TRUCKS/SUVs. Quality upgrades throughout. Walking distance to a French-immersion school. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.