

# \$560,000 - 8921 96a Avenue, Morinville

MLS® #E4456667

**\$560,000**

3 Bedroom, 2.50 Bathroom, 2,008 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

MOVE IN READY IN 4 WEEKS! Welcome to this remarkable 2008 square foot 2 story in Juniper Heights, offering a modern elegant look with many upgrades including, linear gas fireplace, quartz counter tops, large kitchen with walk thru pantry, extra large Island with waterfall on both sides, 3 extra large bedrooms, including a spacious primary bedroom with a large walk in closet, beautiful ensuite with his and hers sinks, walk in shower and a stand alone tub, Large living room, vinyl throughout main floor, glass railing on stair case, carpet on stairs and throughout second floor, upstairs features a 2nd living room and laundry room, basement with separate side entrance for future development, extra large drive way, located in a quiet cul de sac around the corner from a brand new school and close to all amenities. view this home you won't be disappointed.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456667  |
| Price      | \$560,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,008                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8921 96a Avenue |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2N9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Asphalt              |
| Exterior Features | Playground Nearby, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Asphalt              |
| Foundation        | Concrete Perimeter         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 7th, 2025 |
|-------------|---------------------|

Days on Market 58

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 November 4th, 2025 at 6:17am MST