

\$354,886 - 8511 96 Avenue, Morinville

MLS® #E4463072

\$354,886

4 Bedroom, 2.50 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

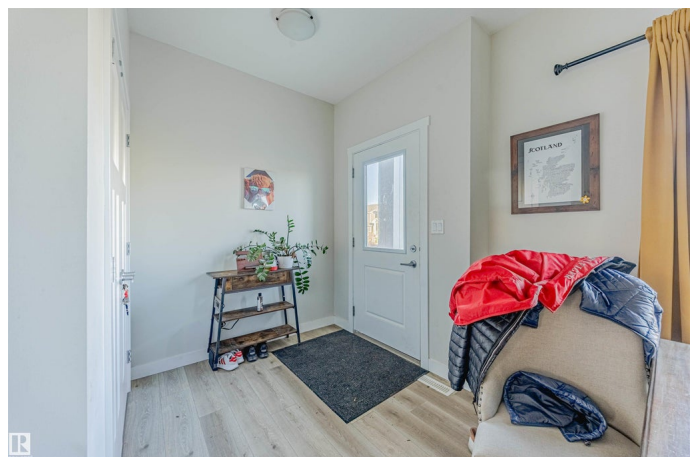
ESTATE SALE: BEAUTIFUL NEWER 2 STORY WITH SEPARATE SIDE ENTRANCE TO THE BASEMENT SUITE THAT IS APPROXIMATELY 75% COMPLETED OFFERING A SECOND LIVING ROOM, SECOND KITCHEN & FULL BATHROOM AND LARGE BEDROOM, ALLOWING FOR A POSSIBLE MORTGAGE HELPER. Upon entering you will be greeted by a spacious entry way that leads to your open concept main floor with 9ft ceilings. The main floor has vinyl throughout, a dining room with plenty of natural light, a kitchen with island, quartz countertops and a walk in pantry, the living room is very spacious with an electric fireplace and lots of windows, plus there is a 2 pc bathroom off the back entry. Upstairs has a master suite with walk in closet and 3 pc bath, 2 nice sized junior bedrooms, a 4pc bath and laundry. The property also offers a large DOUBLE DETACHED GARAGE with space to park cars on the driveway. This 2 storey trip-plex is located close to the New Morinville Rec Centre, schools, shopping and CFB Edmonton. IMMEDIATE POSSESSION AVAILABLE.

Built in 2021

Essential Information

MLS® #

E4463072



Price	\$354,886
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	8511 96 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1T3

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 22nd, 2025
Days on Market	3
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 25th, 2025 at 7:47am MDT