

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

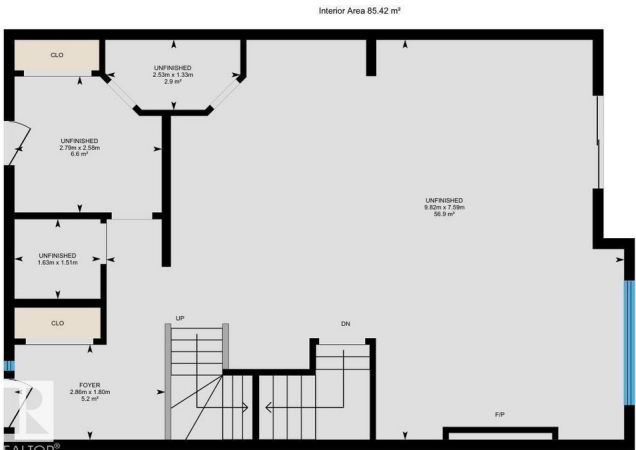
MLS® #E4453336

**\$639,000**

3 Bedroom, 2.50 Bathroom, 2,337 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

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.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453336  |
| Price     | \$639,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,337                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9628 89a Street |
| Area        | Morinville      |
| Subdivision | Morinville      |
| City        | Morinville      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8R 2R6         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Hot Water Tankless, HRV System |
| Parking   | Double Garage Attached         |

### Interior

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

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Golf Nearby, Not Fenced, Not Landscaped, Schools |
| Roof              | Vinyl Shingles                                   |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

**Additional Information**

Date Listed            August 16th, 2025  
Days on Market      89  
Zoning                Zone 61

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