

\$409,900 - 8641 97 Avenue, Morinville

MLS® #E4436975

\$409,900

3 Bedroom, 2.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

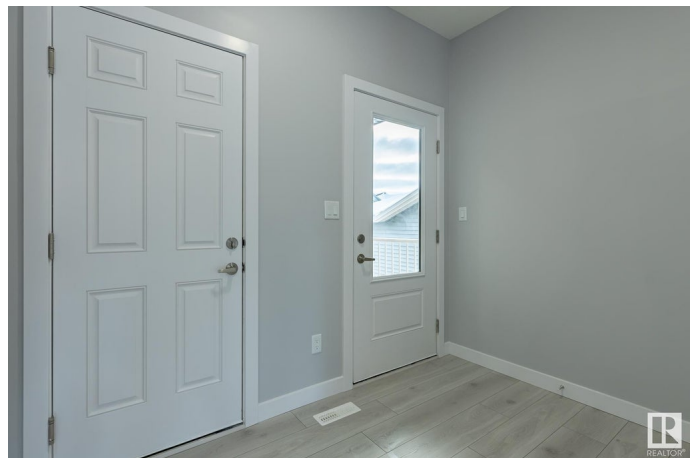
Morinville, Morinville, AB

QUICK POSSESSION!! Juniper Heights is an expansive new community in Morinville. You'll enjoy a close proximity to schools, parks, pathways, new regional rec centre and more in this beautiful community! With over 1470 square feet of open concept living space, the Soho-D from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. **PLUS a SEPARATE ENTRANCE AND single oversized attached garage!** PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4436975 |
| Price | \$409,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,526 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8641 97 Avenue |
| Area | Morinville |
| Subdivision | Morinville |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 2S1 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | See Remarks |
| Parking | Over Sized, Single Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 32 |

Zoning

Zone 61

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Listing information last updated on June 17th, 2025 at 8:47am MDT