

## \$499,900 - 9606 83 Avenue, Morinville

MLS® #E4458105

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,567 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome home to this 5 bedroom, 3 bathroom, Bi-Level located in the family-friendly community of South Glens in Morinville. This property features an attached double garage and a well-planned layout with space for everyone. The main floor greets you with vaulted ceilings and an open concept design, making the kitchen the heart of the home. The kitchen offers a corner pantry, center island with extra storage, stainless steel appliances, and a convenient eating bar, all open to the dining and living areas for easy family gatherings. Upstairs, the primary bedroom includes a walk-in closet and 4 piece ensuite. The fully finished basement adds two bedrooms, a large family room, and a third bathroom, providing even more living space. The backyard is private yet spacious, creating the perfect setting for family time.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458105  |
| Price          | \$499,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,567     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9606 83 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 0A6        |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached                            |

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stone, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 47                   |

## 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 3rd, 2025 at 5:47pm MST