

## \$499,900 - 9602 91 Street, Morinville

MLS® #E4438733

**\$499,900**

6 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

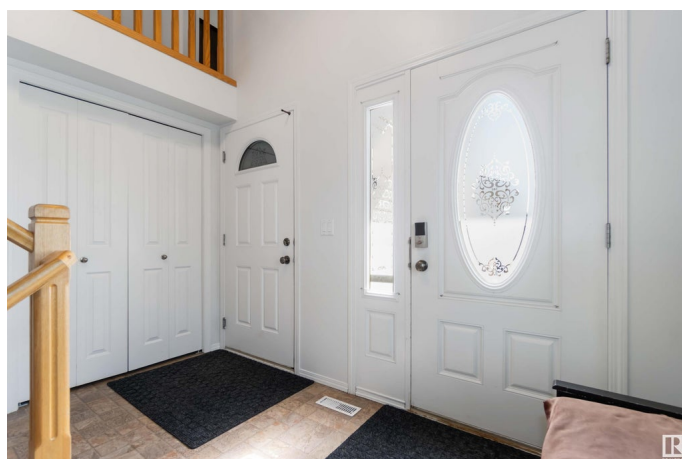
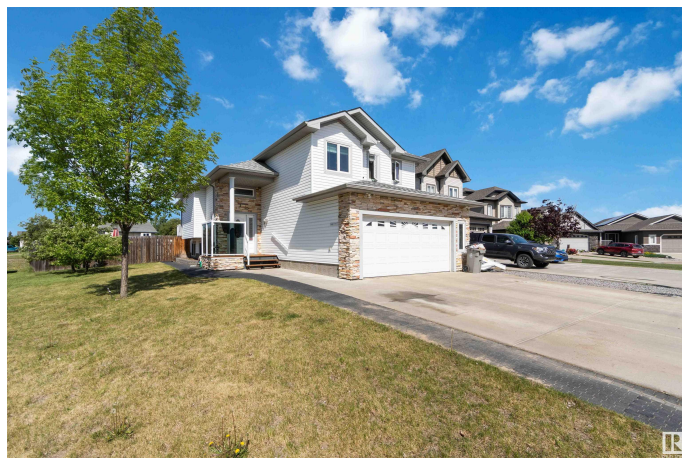
Morinville, Morinville, AB

Welcome home!! This EXPANSIVE 6 BED/3 BATH FULLY FINISHED BI-LEVEL on a corner lot is perfect for any family. This extremely well kept home is MOVE IN READY with over 2200 sq. ft living space. The large foyer leads you up into the bright and freshly painted open concept kitchen, living and dining areas, with vaulted ceilings, & large windows. 2 good sized bedrooms and a 4pc bath complete the main level. Upstairs is the spacious primary bedroom with a large walk-in closet and 3pc ensuite. Heading downstairs, the FULLY FINISHED BASEMENT is warm and spacious with large windows allowing for loads of natural light. This level offers 3 more good sized bedrooms, a 4pc bath, large family room, laundry and lots of storage. Enjoy the, fully fenced backyard with firepit, composite deck, gas hook-up and covered storage. The OVERSIZED DOUBLE ATTACHED GARAGE is insulated with a driveway that can fit 6 cars! Come and take a look at this GEM!

Built in 2010

### Essential Information

MLS® #	E4438733
Price	\$499,900
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,507
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9602 91 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 0E3

### **Amenities**

Amenities	Off Street Parking, Deck, Fire Pit, Front Porch, No Smoking Home
Parking Spaces	8
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	3
Zoning	Zone 61

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Listing information last updated on May 30th, 2025 at 1:47am MDT