

## \$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 | 125            |

Zoning

Zone 61

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Listing information last updated on September 18th, 2025 at 7:02am MDT