

## \$469,000 - 9410 84 Avenue, Morinville

MLS® #E4425593

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,482 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to this beautifully maintained 1,482 sq. ft. two-storey in the desirable community of South Glens, conveniently located near CFB Edmonton and St. Albert's new shopping centre. The main floor greets you with a spacious entryway with vaulted ceilings, a powder room, and main-floor laundry. The open-concept living area features hardwood floors, a cozy gas fireplace, and a bright dining nook with patio doors leading to the deck. The kitchen offers granite countertops, stainless steel appliances, under-cabinet lighting, and plenty of storage. Upstairs, the primary suite includes a walk-in closet and 3-piece ensuite, accompanied by two additional bedrooms and a full bath. The fully finished basement provides a large family/rec room and ample storage. Enjoy a fully fenced and landscaped backyard, an oversized 22x22 double attached garage, and central AC for year-round comfort. This move-in-ready home is a must-see!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425593  |
| Price      | \$469,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,482                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9410 84 Avenue |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 0A7        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      28

Zoning                 Zone 61

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Listing information last updated on April 10th, 2025 at 7:32am MDT