# \$489,900 - 8007 97 Street, Morinville

MLS® #E4432044

## \$489,900

4 Bedroom, 2.50 Bathroom, 1,709 sqft Single Family on 0.00 Acres

South Glens, Morinville, AB

UNIQUE 21/2 STORY HOME IN SOUTH GLENS! This ideal family home is located just minutes from St. Albert, CFB Edmonton, and all of Morinville's amenities. Upon entry, you are welcomed by a soaring ceiling leading to the open concept main floor. The spacious living room features large windows that allow plenty of natural light, a tile-surround gas fireplace with a niche above, & hardwood floors. The main floor also includes a laundry room & a 2-piece powder room. The bright kitchen is perfectly sized with a generously sized island featuring breakfast bar & a walk-in pantry. A garden door off the dining room leads to the deck & the fully fenced backyard. The upper floors include a bonus room, 2 junior bedrooms, a large primary bedroom with expansive windows, a walk-in closet & an elegant ensuite, as a 4-piece bath. The partially finished basement offers a fourth bedroom, a roughed-in bathroom, and a storage/ room. Walls can be adjusted to meet your needs. A double attached garage completes this Fantastic Home!





Built in 2008

# **Essential Information**

MLS® # E4432044 Price \$489,900 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,709

Acres 0.00

Year Built 2008

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

# **Community Information**

Address 8007 97 Street

Area Morinville

Subdivision South Glens

City Morinville
County ALBERTA

Province AB

Postal Code T8R 1W3

#### **Amenities**

Amenities Deck

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl
Exterior Features Fenced, Flat Site
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **School Information**

Elementary St. Kateri

Middle G.H. Primeau

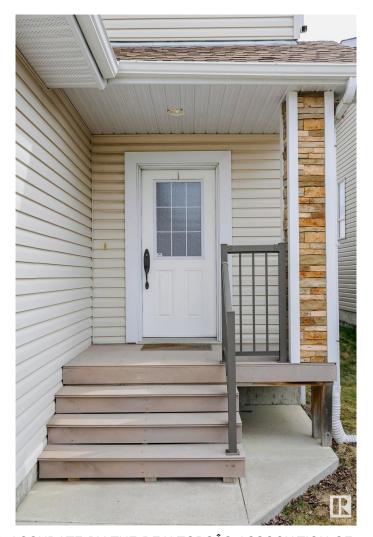
High M.C.H.S.

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 12

Zoning Zone 61



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Listing information last updated on May 4th, 2025 at 7:32am MDT