

\$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	1

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 September 18th, 2025 at 3:18pm MDT