

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

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MLS® #E4432044

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

South Glens, Morinville, AB

UNIQUE 2 1/2 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	10
Zoning	Zone 61



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