

# \$522,900 - 9606 83 Avenue, Morinville

MLS® #E4447658

**\$522,900**

1 Bedroom, 3.00 Bathroom, 1,424 sqft  
Single Family on 0.00 Acres

South Glens, Morinville, AB

Welcome home to this charming 5 bedroom, 3 bathroom, 2 story home located in the beautiful community of South Glens, in the town of Morinville. Enjoy the convenience of an attached double garage and a well laid out interior, with space for the whole family. Entrance into your new home offers vaulted ceilings, leading into the heart of the home, Kitchen offers a corner pantry, and island with storage to spare, stainless steel appliances, and a casual eating bar, this open concept home allows for family gatherings where everyone is included. This home offers both comfort and practicality with an open concept on the main floor, a fully finished basement with 2 added bedrooms, large family room and the third bathroom. Master bedroom offers a beautiful 4 piece ensuite and a walk in closet. Back yard boasts a perfect blend of privacy and space for family time.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447658  |
| Price          | \$522,900 |
| Bedrooms       | 1         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,424     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9606 83 Avenue |
| Area        | Morinville     |
| Subdivision | South Glens    |
| 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 Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 13th, 2025 |
|-------------|-----------------|

Days on Market 29  
Zoning Zone 61



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Listing information last updated on August 11th, 2025 at 4:32pm MDT