

Courtesy Of Mashal Vazir Muhammad Of Exp Realty

\$575,555 - 9598 86 Street, Morinville

MLS® #E4448571

\$575,555

4 Bedroom, 2.50 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

****SHOWHOME FOR SALE**** Discover the perfect blend of luxury, craftsmanship, & value in this luxurious custom-built beauty by Gigabyte Homes. From the moment you enter, the quality & elegance will impress. The 9ft ceiling main floor showcases a spacious living room w/the builder's signature floor-to-ceiling feature wall, a chef-inspired kitchen with quartz countertops, full-height cabinetry, & a generous dining area ideal for hosting family/friends. Upstairs, a stylish bonus room, a conveniently located laundry room, & a spacious primary suite await—large enough for a king-sized bed + 2 nightstands—alongside 3 additional well-proportioned bedrooms. Adding a double oversized attached garage & SIDE ENTRANCE to your 9ft ceiling basement, every detail has been thoughtfully curated to provide both comfort & sophistication. Step outside to a private, oversized backyard that offers endless possibilities for outdoor enjoyment. Ideally situated within walking distance to 2 schools, a park, & a leisure centre.



Built in 2025

Essential Information

MLS® # E4448571

Price \$575,555

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,957
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9598 86 Street
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1S8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, R.V. Storage, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Morinville Public School
Middle	Four Winds Public School
High	Sturgeon Composite

Additional Information

Date Listed	July 18th, 2025
Days on Market	17
Zoning	Zone 61

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Listing information last updated on August 4th, 2025 at 1:17am MDT