

# \$539,900 - 9606 83 Avenue, Morinville

MLS® #E4447658

**\$539,900**

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	\$539,900
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

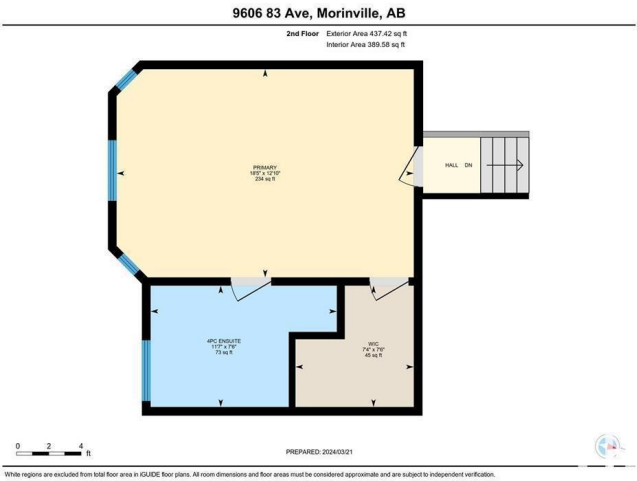
### Exterior

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
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Days on Market 15  
Zoning Zone 61



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Listing information last updated on July 28th, 2025 at 6:17pm MDT