

## \$485,000 - 8104 94 Street, Morinville

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MLS® #E4430994

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Park backing location for this fully developed home! This home welcomes you in with an open concept plan. The 9 foot ceilings make this space seem even larger. A wall of windows and patio doors along the living room allow you to enjoy your greenspace behind. The maple kitchen features tons of counter space and island with eating bar and a sink nicely ties the space together. Main floor laundry and 2 piece bathroom conveniently located off the heated garage rounds out the main floor. Upstairs the master bedroom has an updated shower ensuite and walk in closet. Two more bedrooms and a full bathroom upstairs. The basement is finished with a huge family room, 4th bedroom and a 4th bathroom with shower perfect setup for teens or guests. The yard has a spacious deck, firepit, wood walkways, and gazebo. Other upgrades include: luxury vinyl plank flooring, light fixtures, carpet, paint and there is a double oversized heated garage. Located on a quiet street perfect for kids and young families.

Built in 2006

### Essential Information

MLS® # E4430994

Price \$485,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,679                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8104 94 Street |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 0A9        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Over Sized                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 61          |

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Listing information last updated on April 20th, 2025 at 8:02am MDT