

## \$419,900 - 8620 97 Avenue, Morinville

MLS® #E4426683

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

Juniper Heights is an expansive new community in Morinville. You'll enjoy a close proximity to schools, parks, pathways, new regional rec centre and more in this beautiful community! With over 1470 square feet of open concept living space, the Soho-D from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. PLUS a single oversized attached garage! PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!

Built in 2025

### Essential Information

MLS® #	E4426683
Price	\$419,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,526



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8620 97 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 2S1

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 20th, 2025
Days on Market	88
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:32pm MDT