

\$394,900 - 8645 97 Avenue, Morinville

MLS® #E4459249

\$394,900

3 Bedroom, 2.50 Bathroom, 1,540 sqft

Single Family on 0.00 Acres

Morinville, Morinville, AB

QUICK POSSESSION!! 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 1540 SQFT 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 SEPARATE ENTRANCE, \$5000 BRICK APPLIANCE CREDIT TO THE BRICK, AND single oversized attached garage! PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!

Built in 2025

Essential Information

MLS® #	E4459249
Price	\$394,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8645 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	Builder Appliance Credit
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 September 24th, 2025

Days on Market 42

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 November 5th, 2025 at 9:02am MST