

## \$475,000 - 7907 96 Street, Morinville

MLS® #E4456418

**\$475,000**

5 Bedroom, 3.50 Bathroom, 1,798 sqft  
Single Family on 0.00 Acres

Morinville, Morinville, AB

Discover comfort, style, and space in this beautifully finished 1,800 sq ft, fully air-conditioned 2-storey designed to impress. A vaulted foyer opens to a welcoming living room with a stunning tile-surround gas fireplace. The kitchen boasts stainless steel appliances, maple cabinets, a corner pantry, and a breakfast bar, flowing into a bright dining area with garden door to a two-tiered deck and landscaped, fully fenced yard. A 2-pc bath/laundry combo completes the main floor. Upstairs, find two large bedrooms, a 4-pc bath, and a serene primary retreat with a walk-in closet and a spa-like 5-pc ensuite with a jetted tub. The fully finished basement shines with natural light, offering a cozy family room with gas fireplace, 4th bedroom, 3-pc bath, and storage. The true standout is the oversized heated double garage—perfect for vehicles, tools, storage, or even a man cave. A rare find that blends practicality with comfort, this home is move-in ready!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456418  |
| Price     | \$475,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,798                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7907 96 Street |
| Area        | Morinville     |
| Subdivision | Morinville     |
| City        | Morinville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8R 1W1        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                           |
| Exterior Features | Fenced, Flat Site, No Back Lane, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 54                  |
| Zoning         | Zone 61             |

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Listing information last updated on October 28th, 2025 at 8:47pm MDT