

Courtesy Of Leslie Benson Of RE/MAX Elite

\$445,900 - 8406 94 Street, Morinville

MLS® #E4457057

\$445,900

3 Bedroom, 2.00 Bathroom, 1,462 sqft
Single Family on 0.00 Acres

Morinville, Morinville, AB

Welcome to South Glen! This gorgeous custom-built blevel is over 1400 sq ft and is sure to impress. Pride of ownership shines the moment you walk in. The main floor offers vaulted ceilings, a chef's dream kitchen with granite counters, stainless steel appliances, and hardwood floors. The spacious living room features a cozy gas fireplace, while the eating nook opens to a composite, maintenance-free deck with gas BBQ hookup. Two good-sized bedrooms and a 4pc bath complete the main. Upstairs, the large primary suite features a walk-in closet and 4pc ensuite. The basement is untouched, ready for your vision. The oversized double garage is insulated and drywalled. This home truly shows 10/10!

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4457057 |
| Price | \$445,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,462 |
| Acres | 0.00 |
| Year Built | 2012 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8406 94 Street |
| Area | Morinville |
| Subdivision | Morinville |
| City | Morinville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 0E5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Insulated, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|

Days on Market 5

Zoning Zone 61

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Listing information last updated on September 15th, 2025 at 12:17pm MDT