

# \$499,900 - 3 7800 94 Street, Morinville

MLS® #E4417777

**\$499,900**

1 Bedroom, 1.50 Bathroom, 1,264 sqft  
Condo / Townhouse on 0.00 Acres

South Glens, Morinville, AB

Welcome to Dakova Gardens! This brand new 1270 sqft half duplex offers unparalleled luxury living in a contemporary design. From the moment you step into the grand front foyer, you'll be greeted with elegance and style. This home features a open concept layout that seamlessly connects the kitchen, dining area, and family room which is highlighted by vaulted ceilings. Primary bedroom, multi-purpose flex rm, 1.5 bathrooms, main floor laundry, huge "Country Kitchen" Finishings include quartz countertops, mixture of engineered wood and carpet, tile in the bathroom and laundry room, gas fireplace, triple pane windows, rough in vac, 9â€• basement ceilings, front landscaping, double attached garage, deck and so much more! Situated in the peaceful neighborhood of South Glens. Minutes from Costco, Sturgeon Hospital, and all amenities. Carefree living at it's finest!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417777  |
| Price      | \$499,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,264             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 7800 94 Street |
| Area        | Morinville       |
| Subdivision | South Glens      |
| City        | Morinville       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8R 0A7          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Glass Door                    |
| Stories           | 1                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Notre Dame                |
| Middle     | Four Winds                |
| High       | Morinville Community High |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 97                 |
| Zoning         | Zone 61            |
| Condo Fee      | \$100              |

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Listing information last updated on April 20th, 2025 at 3:47am MDT