

\$660,000 - 207 Moon River Drive, Moon River Estates

MLS® #A2251888

\$660,000

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Single Family on 1.25 Acres

N/A, Moon River Estates, Alberta

Spacious 1,550 sq. ft. Home with Walkout Basement and Park-Like Yard. Welcome to this well-maintained 1,550 sq. ft. home, offering a bright and functional open-concept layout. The kitchen, dining, and living room flow seamlessly together and feature a convenient built-in desk area just off the kitchen—perfect for work or study. The main floor includes laundry with a 3-piece bathroom, a primary bedroom with a private 2-piece ensuite, plus an additional 3-piece bathroom for family or guests. Numerous recent updates include new windows throughout and new stucco within the last two years. The property is also registered under the Greener Homes program, providing added efficiency and long-term value. Built to last, this home features exterior walls with an impressive R-26 insulation value, ensuring comfort and energy savings year-round. The spacious walkout basement features an open layout, giving you endless options to design additional bedrooms, a family room, or a recreation space. A cold room provides excellent storage for pantry items or preserves. Outdoors, enjoy a 17,000 sq. ft. backyard filled with upwards of 120 trees, including blue spruce, Norfolk pine, willow, birch, and even a couple of apple trees. The park-like yard also offers garden space, a deck for entertaining, and plenty of room to relax in nature. Additional features include: Double attached garage. Septic system. Bright, natural-light-filled kitchen. Paved road access with school bus pickup at your door.



Option to rent nearby horse paddocks in Moon Riverâ€”perfect for equestrian enthusiasts. Potential for future development in the basement. This home offers comfort, space, and flexibilityâ€”perfect for families, nature lovers, or anyone seeking the best of both country charm and modern living. Wheelchair Accessible! (id:6289)

Built in 1980

Essential Information

Listing #	A2251888
Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,550
Acres	1.25
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	207 Moon River Drive
Subdivision	N/A
City	Moon River Estates
Province	Alberta
Postal Code	T0L1M0

Amenities

Features	Treed, No Animal Home, No Smoking Home
Parking Spaces	10
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
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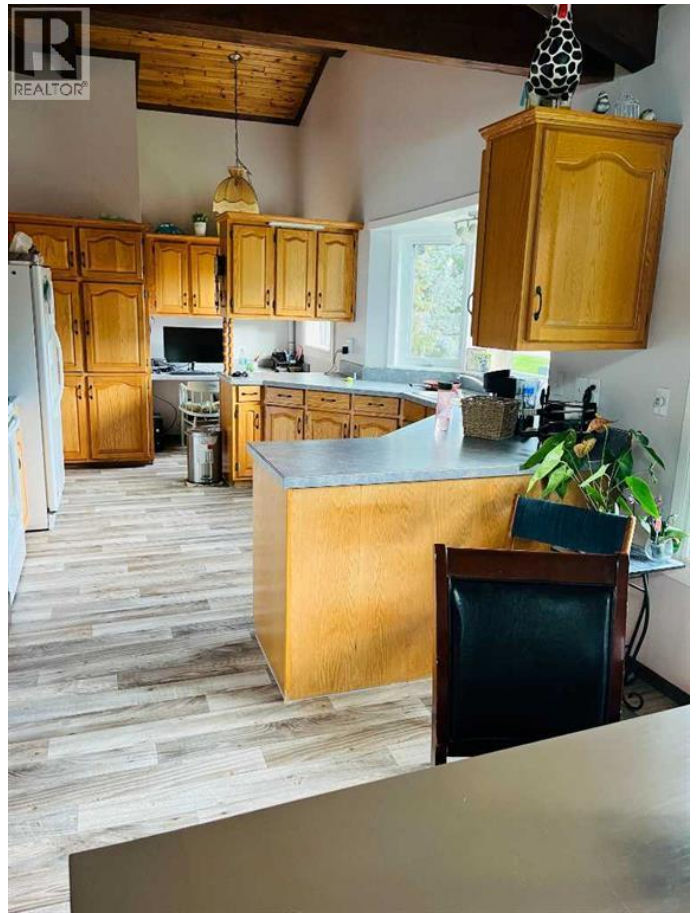
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office	ComFree
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