

# \$763,800 - 207 Moon River Drive, Moon River Estates

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MLS® #A2251888

## \$763,800

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 1.25 Acres

NONE, Moon River Estates, Alberta

Spacious 1,550 sq. ft. home featuring an open concept kitchen, dining, and living room with a convenient desk area just off the kitchen. The main floor offers laundry with a 3-piece bathroom. The primary bedroom includes a 2-piece ensuite, and an additional 3-piece bathroom is also located on the main level. Numerous updates include new windows throughout and new stucco completed within the past two years. The home has been registered under the Greener Homes program. The basement includes a walkout with an open layout, offering plenty of room to create additional bedrooms or living space, plus a cold room for storage. Outdoors, enjoy a beautifully landscaped, park-like yard with garden space, and deck. Additional features include a double attached garage, septic system, and a bright kitchen filled with natural light.

Built in 1980

## Essential Information

MLS® #	A2251888
Price	\$763,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	1.25



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	207 Moon River Drive
Subdivision	NONE
City	Moon River Estates
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1M0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

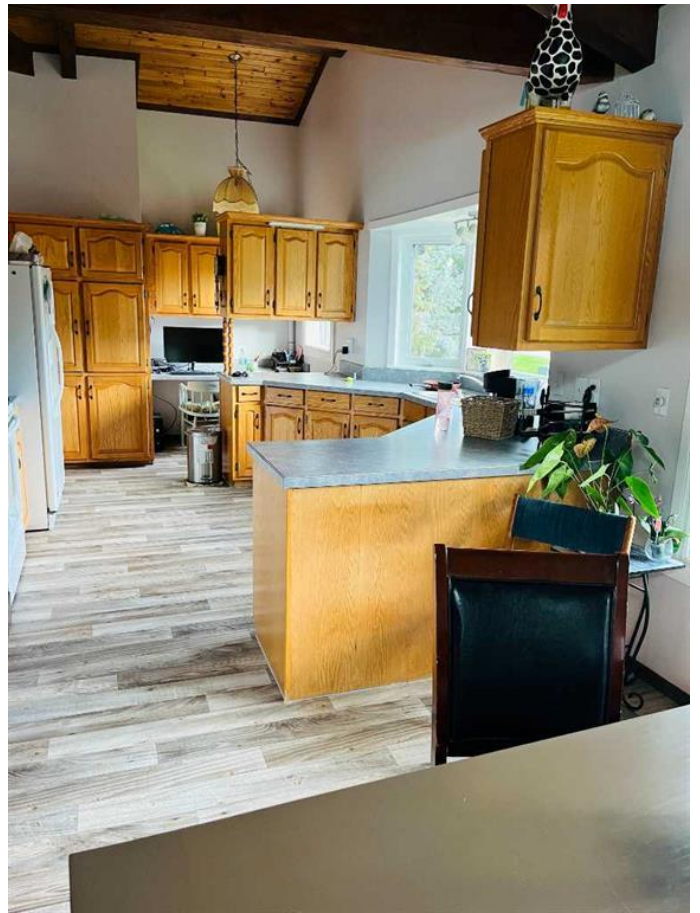
### Additional Information

Date Listed August 29th, 2025

Zoning Residential

### **Listing Details**

Listing Office ComFree



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