

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

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 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.

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 A Floorplan, Separate Entrance
Appliances	Dishwasher, Range Hood, Re
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
Days on Market	25
Zoning	Residential

Listing Details

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

