



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



Main Photo

Property Description

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 8" 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 River—perfect for equestrian enthusiasts. Potential for future development in the basement. This home offers comfort, space, and flexibility—perfect for families, nature lovers, or anyone seeking the best of both country charm and modern living.

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