

# \$339,900 - 127 Moon River Drive, Moon River Estates

MLS® #A2200811

**\$339,900**

3 Bedroom, 3.00 Bathroom, 225 sqft

Residential on 1.33 Acres

NONE, Moon River Estates, Alberta

Nestled on 1.33 acres just 20 minutes west of the city, this truly unique home offers a rare opportunity for those seeking character and charm. Built into the side of a hill, the property combines innovative design with practicality. Because most of the home is partially below grade, the sq footage appears small(only the loft area) but there is actually over 3100 sq ft of living space. With three bedrooms and three bathrooms, it offers ample space for comfortable living. This one-of-a-kind home features a loft with stunning views, allowing you to take in the beauty of the surrounding landscape. The attached garage provides added convenience, while the majority of the home being located below grade ensures natural insulation and efficiency. Despite its subterranean location, the home boasts an abundance of natural light, creating a bright and welcoming atmosphere. Priced below appraised value, this property offers exceptional value for its distinctive design and generous land size. Donâ€™t miss the chance to own a home like no other. Schedule a viewing today to truly appreciate its uniqueness!

Built in 1990

## Essential Information

MLS® # A2200811

Price \$339,900



|                |   |
|----------------|---|
| Bedrooms       | 3   |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3   |
| Square Footage | 225                                       |
| Acres          | 1.33                                      |
| Year Built     | 1990                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 127 Moon River Drive         |
| Subdivision | NONE                         |
| City        | Moon River Estates           |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1M0                      |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### **Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Open Floorplan              |
| Appliances        | See Remarks                 |
| Heating           | Boiler                      |
| Cooling           | None                        |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Irregular Lot   |
| Roof              | Other           |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | March 18th, 2025      |
| Days on Market | 42                    |
| Zoning         | Occupied Res,- Hamlet |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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