

# \$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	41
Zoning	Occupied Res,- Hamlet

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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