

\$609,900 - 104 Moon River Drive, Moon River Estates

MLS® #A2134282

\$609,900

4 Bedroom, 3.00 Bathroom, 1,798 sqft

Residential on 1.01 Acres

NONE, Moon River Estates, Alberta

Your own ONE ACRE piece of PARADISE just 15 minutes from the Lethbridge city limits with VIEWS of the Old Man River valley right off your back deck. This sprawling bungalow has much to offer the discerning acreage buyer who still wants the convenience of driving on pavement right to their home. Measuring just shy of 1800 sq. ft. this fully developed home offers 4 bedrooms, 3 bathrooms, double attached garage and a walk-out basement to your own private orchard. You'll enjoy your morning coffee overlooking the park like yard from your east facing, wrap around rear deck right off the dining nook and master bedroom. The upper deck alone measures approximately 1000 sq. ft with almost as much covered lower patio; outdoor living space is like nothing else you'll find in this price range today. Trees, shrubs, flowers and a 25 X 12 ft. pond with a stone water feature and walking bridge; don't forget the large fire pit with paving stone patio! Upgrades to the home include newer shingles, vinyl plank flooring & carpet, many new PVC windows, a high efficiency furnace complemented with a wood burning stove, and a newer hot water tank. Asking price includes all appliances, riding mower, lawn sweeper, snow blower, underground sprinklers and two sheds. Your dream of acreage living is at your fingertips! Don't delay, call a Realtor today!

Built in 1990



Essential Information

MLS® #	A2134282
Price	\$609,900
Sold Price	\$607,705
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,798
Acres	1.01
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	104 Moon River Drive
Subdivision	NONE
City	Moon River Estates
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0V0

Amenities

Amenities	None
Utilities	Electricity Connected, Natural Gas Connected, See Remarks, Water Connected
Parking Spaces	10
Parking	Double Garage Attached, Garage Faces Front, Oversized, RV Access/Parking

Interior

Interior Features	High Ceilings, Jetted Tub, Pantry, Storage
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Wood Burning Stove

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Landscaped, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 21st, 2024
Days on Market	30
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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