



GRASSROOTS
REALTY GROUP

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211 Moon River Drive
Moon River Estates, Alberta

MLS # A2343026



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,984 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	1.21 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MRE
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

Experience thoughtful country living just west of Lethbridge in the welcoming community of Moon River Estates. Here, peaceful, semi-rural living is combined with convenient proximity to Lethbridge amenities. Designed by a Vancouver architect, this stunning 12-year-old, 3767 sq. ft. home blends creativity, comfort, sustainability, and efficiency with practical family living. Dramatic 12-foot ceilings in the living room, expansive windows, and bright open-concept design fill the home with natural light. Every detail has been carefully considered to create a home that feels both inspiring and comfortable. The beautifully connected kitchen, dining, and living areas are ideal for entertaining, family gatherings, or simply enjoying the peaceful prairie views. Energy-efficient features throughout help keep the home both environmentally conscious and economical to operate. The property offers exceptional versatility with dedicated creative and hobby spaces rarely found on the market. In addition to the living spaces and master bedroom, the main floor has a home office and adjacent library space. The basement includes a private art studio perfect for artists, makers, home office opportunities. This home is designed for a large family. It is on city water and has a large septic field that comfortably accommodates use of the three bathrooms throughout the home. The basement layout potentially allows for the use of four bedrooms. A self-sustained studio above the garage, creates excellent flexibility for guests, extended family, or independent workspace. This beautifully sized 1.2 acreage offers room to breathe while being part of a close-knit small family community. It contains covered RV parking, a workshop, greenhouse, and gardening opportunities. Mature raspberry shrubs and flower beds are set among established trees that create comfortable private spaces. Included

membership of the local grey-water coop allows for affordable irrigation of lawns and trees. Nearby horse paddies are available for rent to Moon River locals. Walking trails around the Moon River community lead along the beautiful Belly River where beavers, deer, and birds reside. This is a truly unique property where architecture, functionality, creativity, and country living come together beautifully. Some images have been enhanced by virtual staging but all structural elements, attached goods inclusions have not been altered.