

\$875,000 - 133 Moon River Drive, Rural Willow Creek No. 26, M.D. of

MLS® #A2247220

\$875,000

4 Bedroom, 3.00 Bathroom, 1,247 sqft
Residential on 1.46 Acres

Moon River Es, Rural Willow Creek No. 26,
M.D. of, Alberta

Welcome to a truly one-of-a-kind property in the sought-after community of Moon River Estates. Set on 1.46 acres with unmatched panoramic views of the Belly River and the stunning river bottom, this extensively renovated bi-level home blends modern comfort with peaceful rural living – just 15 minutes to Lethbridge with paved roads all the way. Every detail has been thoughtfully designed and upgraded, making this home move-in ready and exceptional in every way. From the moment you arrive, the home's™ curb appeal and beautifully landscaped surroundings set the tone for what awaits inside.

The main floor, offering 1,247 sq. ft., features a bright, open-concept living space where oversized windows flood the home with natural light and frame those incredible river bottom views. The chef-inspired kitchen flows seamlessly into the dining and living areas, making it perfect for entertaining, while a massive deck extends your living space outdoors, creating an entertainer's™ dream setting with a view that will take your breath away. The primary suite includes a 3-piece ensuite, and two additional bedrooms plus a 4-piece bathroom complete the main level.

The lower level offers a spacious rec room, a



well-appointed bedroom, and a 3-piece bath. A versatile sewing or craft room provides endless possibilities, whether you envision it as a home office, hobby space, or guest area. You'll also find a large pantry/cold room, plus a convenient separate entry just steps from the heated shop and hot tub.

Upgrades include Hardie board siding, new windows, a newer hot water tank and furnace, durable vinyl plank flooring throughout, spray foam insulation on the main floor and portions of the basement, and Peka roll shutters for both efficiency and privacy.

The property's outdoor features are equally impressive, with municipal water to the home, co-op irrigation water for the yard, a relaxing Attic Spa hot tub, an established 15' x 55' garden with rhubarb, strawberries, goji berries, and raspberries, as well as a greenhouse, shed, and RV parking. The yard is meticulously landscaped and features an abundance of mature trees, underground sprinklers, and a fire pit at the edge of the property that offers the perfect vantage point to watch the sun set over the river.

The heated 32' x 48' shop is concrete throughout, equipped with 220 wiring, and easily fits up to four vehicles with extra room for ATVs, tools, and equipment. A 21' x 20' section is currently set up as a butcher shop — an outdoorsman's paradise — but can be adapted for countless other uses. This property is the perfect combination of modern upgrades, functional spaces, and unparalleled natural beauty, offering a rare opportunity to own a remarkable piece of Moon River Estates.

Built in 1978

Essential Information

MLS® #	A2247220
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,247
Acres	1.46
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	133 Moon River Drive
Subdivision	Moon River Es
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1M0

Amenities

Parking	Heated Garage, RV Access/Parking, 220 Volt Wiring, Gravel Driveway, Quad or More Detached, Workshop in Garage
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Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows, Separate Entrance, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range
Heating	Forced Air, Other
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Treed, See Remarks, Underground Sprinklers

Roof	Metal
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	5
Zoning	MRE

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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