

**304 Riverbend Road  
Moon River Estates, Alberta**

**MLS # A2280586**



# \$950,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	1.14 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Few Trees, Irregular Lot, Landscaped, Underground		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-9-24-W4
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	Acreage Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, All Window Coverings, Fridge in Garage		

Welcome to 304 Riverbend Road in sought-after Moon River Estates. This 1,965 sqft bungalow offers 5 bedrooms, 2 full bathrooms, and 2 half bathrooms, with a fully finished walkout basement and breathtaking views of the river valley. Set on a private 1.14-acre lot, the home features classic brick and wood siding and an east-facing backyard that's sheltered from west winds. The heart of the home is the beautifully updated kitchen, featuring alder wood cabinetry, concrete countertops, and new flooring that continues through the kitchen, dining area, and basement. Two bathrooms have been recently renovated, and new outdoor spaces include three decks off the back of the home, including the expansive deck off the primary bedroom and a concrete patio outside the walkout basement—perfect for enjoying the view. Both the main floor living room and basement family room are anchored by striking wood-burning fireplaces, each inset into floor-to-ceiling stone hearths that add warmth, character, and timeless appeal. A unique open-below staircase connects the main floor to the basement, filled with floor to ceiling windows and decades old greenery, blurring the line between indoor and outdoor living. Oversized windows along the back of the home frame the river valley views and flood the interior with natural light. Additional features include a double attached heated garage, underground sprinklers, co-op water servicing the home, and the option to purchase the property fully furnished. Horse paddocks are available for rent at the bottom of Moon River Estates, adding to the unique rural lifestyle feel just minutes from the city. A rare opportunity to own an acreage property with views, space, and thoughtful updates in one of the area's most desirable communities.