

\$785,000 - 8717 Pigeon Pass Road, Moreno Valley

MLS® #IG25027308

\$785,000

3 Bedroom, 3.00 Bathroom, 1,887 sqft

Residential on 2 Acres

N/A, Moreno Valley,

Charming Country Retreat with Mountain Views, Equestrian Amenities and attached Junior ADU. Welcome to your private country retreat! This stunning single-story, 3-bedroom, 2-bathroom home spans 1620 sq. ft. and sits on a gated 2.38-acre corner lot in a serene, ranch-style neighborhood. With breathtaking mountain views and an inviting open space feel, this home offers the perfect blend of rustic charm and modern convenience.

Step inside to a warm and inviting country-style interior, featuring wood floors, newer windows, a brand-new stove, and fresh interior and exterior paint. The cozy and functional layout makes this home a true sanctuary. Adding incredible income potential or multi-generational living, the property includes a permitted studio Junior ADU (Accessory Dwelling Unit), perfect for rental income or in-law quarters. Equestrian enthusiasts will love the horse-friendly setup, featuring a barn, horse corrals, and a large oval arena. A detached storage garage offers the ideal space for a workshop or additional storage. Mature trees create a peaceful, park-like setting, where you can relax in the shade and soak in the beautiful hill views, all while enjoying the sight of donkeys roaming nearby. Conveniently located near the 60 and 210 freeways and Box Springs Mountain Reserve Park, this property provides the perfect balance of rural tranquility and easy access to modern amenities. With limitless possibilities for expansion—whether adding a



second home, training horses, or starting an agricultural project—this is an opportunity you won't want to miss!

Built in 1950

Essential Information

MLS® #	IG25027308
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,887
Acres	2.38
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Cynthia Ng
Listing Office	Prado Realty Group

Community Information

Address	8717 Pigeon Pass Road
Area	259 - Moreno Valley
Subdivision	N/A
City	Moreno Valley
County	Riverside
Zip Code	92557

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Propane
Parking	Driveway
Garages	Driveway
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Gate

Exterior

Lot Description TwoToFiveUnitsAcre

Foundation Raised

Interior

Interior Laminate, Stone

Interior Features Ceiling Fan(s), Granite Counters, All Bedrooms Down, Country Kitchen, Tile Counters

Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Tankless Water Heater, Gas Cooktop

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

of Stories 1

Stories One

School Information

District Moreno Valley Unified

Elementary Hidden Springs

Middle Vista Heights

High Canyon Springs

Additional Information

Date Listed February 5th, 2025

Days on Market 33

Zoning R-A-2 1/4

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 30th, 2026 at 2:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.