



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**#107, 160 Moberly Road
Grande Cache, Alberta**

MLS # A2245058



\$127,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,050 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Looking for convenient main floor condo living? This just might be right up your alley! Welcome to Eagle Rock—this main level unit offers ease, comfort, and access to Grande Cache's beautiful trail system right outside your door. Enjoy two spacious bedrooms, including a primary with a walk-in closet and private 4-piece ensuite. The second bedroom is perfect for guests or an office, with a second full bath located just steps away. Inside, you'll find the perfect blend of vinyl plank and carpet flooring, a cozy gas fireplace in the living area, and the convenience of in-suite laundry. Step out your patio doors and enjoy your own little terrace—a perfect spot to sip your morning coffee and listen to the birds. This unit includes TWO titled parking spots—one underground and one surface. Condo fees cover it all: heat, water, building insurance, property management, reserve fund contributions, snow removal, lawn care, and even the heated underground garage. Whether you're looking to slow down, downsize, or simply enjoy the ease of condo life—this could be your perfect fit.