



GRASSROOTS
REALTY GROUP

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9, 131 Moberly Road
Grande Cache, Alberta

MLS # A2266794



\$269,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,182 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 317
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-R (VI)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for low-maintenance, comfortable living? This bungalow-style duplex condo has you covered with 2 bedrooms plus a den/office and 3 full bathrooms. As you enter the property you're welcomed by a practical entryway that leads into the main living area with a gas fireplace. Just off the living room is the kitchen and dining area, featuring GE Carbon appliances and modern cabinetry. Enjoy your morning coffee while taking in the mountain views right from your dining table or primary bedroom. The primary suite includes a walk-in closet and 3-piece ensuite, while the den/office offers flexibility with a full 4-piece bathroom nearby. Downstairs, the finished walkout basement provides plenty of room to set up as you wish, with another bedroom, full bath, bonus room/den, and extra storage. A great option for those wanting comfort, function, and mountain views without the high maintenance — book your showing today!