



107, 160 Moberly Road  
Grande Cache, Alberta

MLS # A2287803



**\$129,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This ground floor gem features a comfortable and cozy living space. The terrific floor plan provides an open concept kitchen to living area with a gas fireplace, 2 bedrooms, 2 bathrooms plus in-suite laundry/storage area. New stainless steel kitchen appliances, all window coverings, some updated lighting, and fixtures added! Being a forest facing condo, it provides for cooler summer days and allows you to slip out your own patio door to lounge in the shade and access endless walking trails. The building also has a bright, spacious, and well-equipped gym. The unit includes one titled outdoor parking space (with power) plus one leased underground parking stall (pre-paid to end of 2026 - potential to renew). With condo fees including gas, water, building/landscape maintenance, building insurance, reserve fund contributions and garbage collection, it offers a simple lifestyle. Turn-key possibility with furniture, decor and full kitchen set-up could make this an easy place in the mountains to call home.