



**110 MOBERLY Road**  
**Grande Cache, Alberta**

**MLS # A2300157**



**\$224,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All main appliances in the basement suite and upstairs minus the microwaves.

Investment opportunity in Phase 6! Well-maintained duplex with separate basement suite, showing excellent pride of tenancy throughout. Ideal for investors, mortgage helper, or multi-generational living. The main suite features a spacious living room with gas fireplace, large windows with mountain views, 2-piece bathroom, and a functional kitchen with island, dining area, and access to the deck. The upper level offers 3 bedrooms, a 4-piece main bathroom, and a primary bedroom with 4-piece ensuite and walk-in closet. Stackable washer and dryer located on the upper level. The self-contained basement suite has a private entrance and includes 1 bedroom, 3-piece bathroom, kitchen, and living area. Additional features include in-floor heating in the basement, an oversized hot water tank, and ample parking. Basement tenant currently pays \$750/month plus 30% of utilities. The backyard offers great potential to create your own outdoor retreat—perfect for adding lighting, seating, and a firepit to enjoy summer evenings.