



**GRASSROOTS**  
REALTY GROUP

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13, 131 Moberly Road  
Grande Cache, Alberta

MLS # A2121996



**\$259,000**

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,120 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings		

Inclusions: NA

This Hayden Ridge Duplex is basically a unicorn. We all know these don't come available very often and with good reason. Backing onto our trail system these duplexes are perfect for someone looking for low maintenance living so they can spend more time doing the things they enjoy! Condo fees are \$275.25 and include snow removal, grass cutting, insurance and reserve fund contributions. This property offers an attached heated garage, hardwood floors, a gas fireplace and open concept living. There is a den on the main floor, perfect for those wanting a home office. The master bedroom is spacious and offers beautiful views, a walk in closet and 3pc bathroom. The kitchen has loads of cupboard space, tons of natural light and access to your deck. The basement is fully developed and offers space for a family room or home gym. Around the corner you will find your 2nd bedroom, perfect for guests complete with their own 4pc bathroom. Your little slice of heaven is waiting for you at #13 - 131 Moberly Road.