



**17 - 131 Moberly Road
Grande Cache, Alberta**

MLS # A2180538



\$295,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,120 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to #17 - 131 Moberly Road – a beautiful, low-maintenance duplex that is truly a rare find. Located in a prime spot, this property backs onto a scenic trail system, offering the perfect balance of convenience and tranquility. With limited availability, it's no surprise this home is a coveted gem. Ideal for those who value both comfort and freedom, this home allows you to spend more time doing what you love, thanks to the minimal upkeep required. Monthly condo fees of \$275.25 cover essential services such as snow removal, lawn care, insurance, and reserve fund contributions. Inside, you'll find a bright, open-concept living space with gleaming laminate floors and a cozy gas fireplace—ideal for relaxation and entertaining. The main floor features a den (with an attached 4pc bathroom), which makes for an excellent home office, reading nook or guest retreat. The spacious master bedroom boasts stunning views, a walk-in closet, and a 3-piece ensuite bath for your ultimate convenience and comfort. The kitchen is a chef's dream with plenty of cupboard space, an abundance of natural light, and direct access to your private deck, perfect for outdoor dining. The fully developed basement offers even more space for a family room, home gym, or entertainment area. Adjacent to the basement, the second bedroom is perfect for guests, offering privacy along with its own 4-piece bathroom. With an attached heated garage, this home is ready to move in and start enjoying. Whether you're an outdoor enthusiast or just someone looking for a peaceful retreat, #17 - 131 Moberly Road could be your perfect new home!