

# \$299,500 - 16, 131 Moberly Road, Grande Cache

MLS® #A2210382

**\$299,500**

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

Welcome to this meticulously cared-for duplex in the desirable Hayden Ridge Estates, ready for its new owner. Built in 2011 and located in the newest phase of Grande Cache (Phase 6), these sought-after units are known for their quality and scenic surroundings.

Enjoy breathtaking mountain views from both the front and back of the home. The main floor features hardwood flooring, a cozy gas fireplace, and a stylish kitchen complete with quartz countertops and ample cabinetry. You'll also find a den (perfect for a home office or guest room) and a 4-piece bathroom on this level.

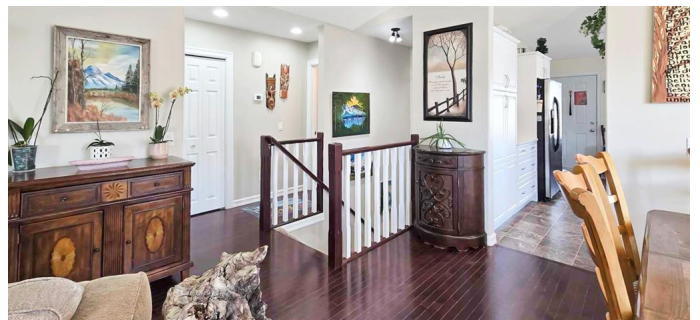
The spacious primary suite includes a walk-in closet and a private 3-piece ensuite.

The fully developed walkout basement is finished with plush carpet and offers a generous rec area, two well-sized bedrooms, a 4-piece bathroom, and a utility/storage room.

Additional features include a 20x22 attached garage with direct access to the home, offering convenience and extra storage.

With the trail system just steps from your door, this location is perfect for nature lovers and outdoor enthusiasts.

Condo fees include exterior maintenance, snow removal, lawn care, property



management, and outside insurance. Utilities are not included.

Built in 2011

### **Essential Information**

MLS® #	A2210382
Price	\$299,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,120
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	16, 131 Moberly Road
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E0Y0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Double Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Microwave, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	116
Zoning	R2

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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