

\$315,000 - 120 Moberly Road, Grande Cache

MLS® #A2209068

\$315,000

5 Bedroom, 4.00 Bathroom, 1,710 sqft
Residential on 0.28 Acres

NONE, Grande Cache, Alberta

Looking to offset your mortgage? Need a place for family when they visit—or maybe you're ready to move your parents in with you? This versatile duplex might be just what you're looking for.

Located in Phase 6, 120 Moberly offers generous square footage and flexibility for all types of living arrangements.

The main level features your primary living area with a cozy gas fireplace, a 2-piece bathroom, laundry with storage, and direct access to your attached garage. The large kitchen boasts plenty of cupboard space, a pantry, and loads of natural light. From the dining area, step out onto your private deck—perfect for BBQs or relaxing evenings.

Upstairs, you'll find three spacious bedrooms, including a large primary suite complete with a walk-in closet, 4-piece ensuite, and your very own private balcony where you can sip your morning coffee while soaking in stunning mountain views. A second 4-piece bathroom adds even more convenience for the upper level.

The basement suite has its own private entrance and offers two additional bedrooms, a living/dining area, kitchen, and a full 4-piece bathroom with in-suite laundry. Bonus: the basement comes fully furnished and these are not part of an association, meaning no condo



fees!

Step out your back door, hop on your quad, and hit the trailsâ€”nature is literally at your doorstep.

Built in 2006

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2209068 |
| Price | \$315,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,710 |
| Acres | 0.28 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 120 Moberly Road |
| Subdivision | NONE |
| City | Grande Cache |
| County | Greenview No. 16, M.D. of |
| Province | Alberta |
| Postal Code | T0E0Y0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |

| | |
|-----------------|-----------------------------|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Few Trees, Landscaped, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 27 |
| Zoning | R |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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