



GRASSROOTS
REALTY GROUP

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216, 160 Moberly Road
Grande Cache, Alberta

MLS # A2314303



\$165,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	GC-HDR
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Walk-In Closet(s)		

Inclusions: Air conditioner, window dressings, parking storage shelves all negotiable

Some homes simply make life easier—and this beautifully updated condo is one of them. Whether you're a busy professional looking for a low-maintenance home base, an investor seeking a turnkey property, or an empty nester ready to spend more time enjoying the mountains and less time maintaining a house, this welcoming 2-bedroom, 2-bathroom unit is worth a closer look. Step inside and you'll immediately notice the warmth of the space. Fresh paint, brand-new luxury vinyl plank flooring, and thoughtfully updated finishes create a bright, modern feel that's both comfortable and inviting. The spacious open-concept layout allows for easy living and effortless entertaining, while oversized triple-pane balcony doors fill the home with natural light throughout the day. One of the features I love most about this unit is its location within the building. Positioned on the front side, just above the main entrance, the balcony enjoys an extra level of privacy while still capturing those beautiful south-facing mountain views that remind you daily why mountain living is so special. The generous primary bedroom offers its own full bathroom, while the second bedroom and full bath provide flexibility for guests, family, a home office, or a roommate. In-suite laundry adds everyday convenience, and you'll appreciate having a secure underground parking stall located close to the entrance—especially during mountain winters when scraping windshields becomes someone else's problem. Residents also enjoy access to an exercise room, elevator, and common meeting space, making this a comfortable and well-rounded place to call home. Many items, including shelving and the air conditioning unit, are negotiable with the sale, offering additional value and flexibility for the next owner. Beautifully updated, move-in ready, and ideally positioned within the building, this is the kind of property that

allows you to spend less time worrying about maintenance and more time enjoying everything mountain living has to offer.