



GRASSROOTS
REALTY GROUP

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114 Moberly Road
Grande Cache, Alberta

MLS # A2316176



\$259,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,459 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Concrete, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	GC-HDR
Utilities:	-

Inclusions: N/A

Whether you're looking for extra space for family, guests, or the potential for rental income, this duplex offers plenty of flexibility. The main floor features a spacious kitchen with ample cabinet and counter space, a cozy living room with a gas fireplace, and a dining area with access to the back deck. Upstairs you'll find 3 bedrooms, including a primary suite complete with a walk-in closet, full ensuite, and private balcony—the perfect place to enjoy your morning coffee and watch the sunrise over the mountains. Downstairs, the fully developed 1-bedroom basement suite has its own entrance, separate laundry, and kitchenette, making it ideal for renting long-term to offset mortgage costs or for visitors. The oversized attached single garage offers 11-foot ceilings and excellent overhead storage potential. Outside, mature trees provide a natural buffer and added privacy while you relax on the deck and enjoy the backyard. This is a home that offers options, comfort, and room to grow. Call today to book your private viewing!