

\$305,000 - 120 Moberly Road, Grande Cache

MLS® #A2209068

\$305,000

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 trails—nature is literally at your doorstep.

Built in 2006

Essential Information

MLS® #	A2209068
Price	\$305,000
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	77
Zoning	R

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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