

# \$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 trailsâ€”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	Full, Suite, Exterior Entry

## Exterior

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

## Additional Information

Date Listed	April 5th, 2025
Days on Market	84
Zoning	R

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.