

**7 - 131 Moberly Road**  
**Grande Cache, Alberta**

**MLS # A2181031**



**\$279,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-R
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

Pride of ownership shines throughout this meticulously maintained duplex in the highly sought-after **\*\*Hayden Ridge Estates\*\***. Offering the perfect blend of comfort, style, and convenience, this home is beautifully finished and thoughtfully designed for modern living. The home features 2 bedrooms and a den, providing ample space for a home office, hobby room, or extra living area. With 3 bathrooms, the home is spacious and well-appointed for everyday comfort. The bright, open floor plan creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet family time. On chilly winter evenings, you can cozy up by the gas fireplace, adding warmth and charm to the living space. The main floor laundry adds a layer of convenience, making everyday tasks a breeze. The attached garage provides secure parking and additional storage, perfect for keeping your belongings organized. Condo fees are \$275.25/month, covering exterior maintenance, snow removal, lawn care, reserve fund, and professional management &ndash; allowing you to enjoy a hassle-free lifestyle. Located in 6th Phase, this home offers easy access to scenic trail systems, perfect for outdoor enthusiasts. The master bedroom is a true retreat, featuring a walk-in closet and a private 3-piece ensuite bathroom for added comfort and privacy. The kitchen is tastefully designed, complete with a gas stove and a cozy breakfast nook &ndash; an ideal spot for casual dining or enjoying your morning coffee. This duplex is truly move-in ready and is the perfect place to call home.