

\$299,500 - 16, 131 Moberly Road, Grande Cache

MLS® #A2270269

\$299,500

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

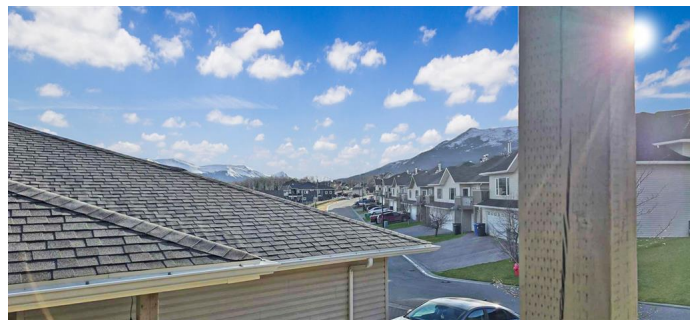
Welcome to this meticulously cared-for duplex in the desirable Hayden Ridge Estates – ready for its next owner to love just as much as the first.

Built in 2011 and owned by the same meticulous owner since day one, this home has never been smoked in and shows true pride of ownership throughout. Located in the newest phase of Grande Cache (Phase 6), these sought-after units are known for their quality craftsmanship, low-maintenance lifestyle, and scenic surroundings.

Enjoy breathtaking mountain views from both the front and back of the home. The main floor features hardwood flooring, a cozy gas fireplace, and a stylish kitchen complete with quartz countertops and ample cabinetry. A den on this level provides the perfect space for a home office or guest room, along with a four-piece bathroom nearby. The spacious primary suite includes a walk-in closet and a private three-piece ensuite.

The fully developed walkout basement is finished with plush carpet and offers a generous recreation area, two well-sized bedrooms, a four-piece bathroom, and a utility/storage room. Recent updates add even more value and comfort, including a new washer and dryer installed in 2025, new kitchen and bathroom flooring in 2025, a new hot water tank in 2024, and a fresh coat of paint throughout in 2024.

Additional features include a 20x22 attached garage with direct access to the home, offering



both convenience and extra storage. With the trail system just steps from your door, this location is perfect for nature lovers and outdoor enthusiasts. Condo fees include exterior maintenance, snow removal, lawn care, property management, and outside insurance, leaving only utilities to be covered by the homeowner.

Built in 2011

Essential Information

MLS® #	A2270269
Price	\$299,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,120
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	16, 131 Moberly Road
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Off Street
# 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

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Treed, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	3
Zoning	R2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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