

**5134 51 StreetClose  
Caroline, Alberta****MLS # A2273261****\$219,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** appliances- dishwasher-as is. shed.

Spacious modular home, room for the family on its own lot backing onto farm land in the Town of Caroline. This home sits on metal pilings and is in great condition. There are 3 bigger bedrooms with a big den that could be used for a spare bedroom, office or work-out room. The living room is a good size and sits at the front of the modular as you enter the front door. The kitchen and dining area are spacious with a kitchen island and lots of cupboards. The back entrance houses the washer and dryer. The primary bedroom has a ensuite with jetted tub and a walk-in closet. The main bathroom is near the additional 2 bedrooms. This is a nice lay-out and not the usual floor plan. There is back alley access and a decent side and front yard; partially fenced. There is a wrap-around deck on 3 sides which is great extra space in the summer months. In the yard is a beautiful apple tree and ornamental plum tree. The mobile under-belly was insulated with an arctic insulation pkg. in 2015, all heat tapes have been checked and re-insulated. The Town of Caroline has a school, arena, bank, professional center, pharmacy, a few retail stores and is close to the west country. Fluent Security System may be transferred & is \$26/mo. Fire hydrant is on the close. Home has been virtually staged.