

**5103 49 Avenue  
Caroline, Alberta**

**MLS # A2277068**



**\$149,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Private, Rectangu		

<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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Hamlet Residence
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home, Storage		
<b>Inclusions:</b>	Fridge, Stove, Washer, Dryer, Sheds-2		

Welcome to an exceptional opportunity to own a spacious, well-maintained detached single-family home in the heart of Caroline, Alberta. Set on a generous fully fenced and gated lot (With 2 Garden Sheds), this property offers privacy, versatility, and outstanding value, perfect for growing families, home-based businesses, hobbyists, or investors seeking strong fundamentals. There is even room for your RV, and a Movable Metal Gate, allows driveway access while keeping the property fully enclosed. You will love the Extra-Large Double Detached Garage (Insured Value at \$60,000) ideal for vehicles, workshop, or toys. Enjoy the abundant Bird Life that inhabit the Well Treed and fully Fenced Yard. Complete with 2 decks(Plus an Enclosed South Facing 3 Season Room) to enjoy the nature around you. The Home offers a nice Open Plan with 5 Bedrooms, Main Floor Laundry and plenty of windows to bring in all that Natural Sunlight. The Partially Finished basement has and Additional 3 Bedroom, Family Room Area, and a Storage/Office Space that are just waiting your personal touches. Enjoy the Quaint Laid Back Lifestyle of this Great Community that offers numerous amenities; Shopping, Schools, Recreation Center, and a number of Local Social Events.