

**5103 49 Avenue
Caroline, Alberta**

MLS # A2277068



\$149,500

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Hamlet Residence
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Storage		

Inclusions: 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.