



GRASSROOTS
REALTY GROUP

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5139 51 Avenue
Caroline, Alberta

MLS # A2316870



\$140,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	673 sq.ft.	Age:	1961 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Enclosed, Heated Garage, Insulated, On Street, Outside, Overs		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, No Neighbours Behind,		

Heating:	Electric, Space Heater, Wood, Wood Stove
Floors:	Hardwood
Roof:	Metal
Basement:	None
Exterior:	Wood Frame
Foundation:	None
Features:	Built-in Features, Ceiling Fan(s)

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	14-36-6-W5
Zoning:	HR
Utilities:	-

Inclusions: none

MECHANIC'S DREAM IN CAROLINE - HEATED 20X30 SHOP The shop is the star of the show! This impressive 20' x 30' heated workshop is in excellent condition and features concrete floors, drywall-finished walls, a durable metal ceiling, wood stove heat, and an engine lift. Whether you're a mechanic, welder, woodworker, outdoor enthusiast, or simply need exceptional storage and workspace, this shop is ready to go. Situated on a fully serviced 6,000 sq. ft. corner lot in Caroline, the gateway to Alberta's West Country, you'll be minutes from some of the province's best hunting, fishing, camping, ATV trails, and outdoor recreation. The property also includes an older 673 sq. ft. mobile home with an addition, offering an affordable place to stay while enjoying the area. A covered 10' x 15' deck provides sheltered outdoor living space, while mature evergreen trees and a partially fenced yard add privacy and character. The home is currently connected to propane, with natural gas available at the property. Whether you're searching for a weekend getaway, hunting camp, recreational property, or a fantastic shop with room to spread out, this affordable Caroline property offers outstanding value and endless possibilities. The trailer still has axles and tires.