



GRASSROOTS
REALTY GROUP

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5008 48 Avenue
Caroline, Alberta

MLS # A2326546



\$149,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	818 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	14-36-6-W5
Exterior:	Vinyl Siding, Wood Siding	Zoning:	HR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

All on one level living, with a nice sized yard and a detached garage. This home has 2 bedrooms, 4-pce bath and large kitchen and living room. There is a private covered deck in back. The detached garage has a garage door opener, power, gravel floor. This is situated across from the school and arena. Close proximity to the west country for all your recreational needs; fishing, quadding, golfing, hunting. Upgrades are as follows, roof-2023, windows-2022, door- 2022, toilet-2026, furnace-2009, serviced 2025, hot water tank-2013, electrical-2015, fridge-2022, washer-2023, eavestroughs-2023.