



GRASSROOTS
REALTY GROUP

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5028 48 Avenue
Caroline, Alberta

MLS # A2327365



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-36-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window coverings

Welcome to the charming community of Caroline, Alberta, a wonderful place to call home with small-town charm, friendly neighbours, and a strong sense of community. Surrounded by beautiful natural landscapes, Caroline offers a peaceful lifestyle while still providing convenient access to local amenities, parks, and endless outdoor recreation. This fully upgraded home has been well looked after, and you can tell from the moment you walk in. Offering exceptional space and functionality for the whole family, this home features a newly finished basement and plenty of room to grow. The basement adds incredible living space with a large entertainment area perfect for movie nights, gatherings, and relaxing with family and friends. You'll also find a versatile room that can be used as a home office, exercise room, or playroom to fit your family's needs. Upstairs offers a bright and welcoming layout with three bedrooms, making it the perfect space for the whole family. With thoughtful upgrades throughout and a pride of ownership that shines, this home is truly move-in ready. Outside, you'll appreciate the convenience of a detached garage in the back, along with two additional parking spots, providing plenty of space for vehicles, guests, and storage needs. Located in the heart of Caroline, this beautiful home offers comfort, space, and the perfect opportunity to enjoy small-town living.