



GRASSROOTS
REALTY GROUP

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#9, 5235 50 Street
Caroline, Alberta

MLS # A2332009



\$69,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,598 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 2x Sheds

Welcome to affordable and comfortable living! This well-maintained 1976 mobile home offers a functional layout featuring 3 bedrooms and 1 full bathroom, complemented by a spacious addition that provides valuable extra living space to suit your needs. Peace of mind comes standard with major updates already taken care of, including all vinyl windows, a durable tin roof, and a furnace that is under 10 years old. Outside, the property truly shines with two included storage sheds. One is an impressive oversized shed, perfectly suited for a workshop, hobby projects, or securely storing all your gear, tools, and seasonal items. Whether you are starting out, downsizing, or looking for a smart investment property, this home offers incredible value and potential. Schedule your private showing today!