



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25, 5235 50 Street
Caroline, Alberta

MLS # A2335286



\$119,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,132 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Wood Frame	Zoning:	-
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: shed, window coverings, fireplace-neg.

Beautifully updated mobile home in Caroline in mobile home park backing onto an environmental reserve. The yard is meticulously landscaped with shrubs & perennials. The yard features a shed and a 10X25 covered deck with entry into the mobile or addition entrance (10X18). The mobile home has a unique floor plan with a small bedroom, laundry room and 3-pce. bath at one end and the primary bedroom at the opposite end. The living room is spacious and leads to the kitchen and dining area which offers many cabinets & is wired for a dishwasher. The home has seen many updates including windows, vinyl siding, roof, insulation, fence, paint; 3-pce. bath is updated as well. There is front pad parking with room for 3-4 cars easily. Lot rent is \$425/mo. Mobile is on town services.