

\$35,000 - 5125 52 St, Caroline

MLS® #A2257210

\$35,000

0 Bedroom, 0.00 Bathroom,
Land on 0.15 Acres

NONE, Caroline, Alberta

Oversized Residential Lot in the Village of Caroline – Build Your Dream Home!
Discover small-town living with big opportunities on this oversized 6,626 sq. ft. lot, zoned HR Hamlet Residential. Located in the welcoming Village of Caroline, this property offers flexibility for your future build—whether a single-family home or a modular dwelling. All major services are conveniently at the lot line, including power, natural gas, water, sewer, and telephone. With back alley access, you have room for extra parking or the perfect garage setup. Caroline is a friendly community that combines the charm of small-town life with unbeatable access to the West Country’s natural playground—just minutes from mountains, rivers, streams, and endless outdoor recreation like hunting, fishing, and hiking. Families will appreciate the local K-12 school system, and the town also features amenities like an outdoor skating arena. Commuting is a breeze with easy connections to Rocky Mountain House, Innisfail, and Sundre. This is your chance to own an affordable residential lot in a location that brings together community living and outdoor adventure.

?? Lot Size: 6,626 sq. ft.

?? Zoning: HR Hamlet Residential

?? Services: Power, gas, water, sewer, telephone at lot line

? Start planning your dream home today—Caroline is waiting



Essential Information

MLS® #	A2257210
Price	\$35,000
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	5125 52 St
Subdivision	NONE
City	Caroline
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Sewer Available, Water At Lot Line
-----------	---

Exterior

Lot Description	City Lot, Level, Open Lot, Rectangular Lot, Street Lighting, Cleared
-----------------	--

Additional Information

Date Listed	September 16th, 2025
Zoning	HR

Listing Details

Listing Office	REMAX ACA Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.