

# \$350,000 - 5147 52 Street, Caroline

MLS® #A2270823

**\$350,000**

3 Bedroom, 2.00 Bathroom, 999 sqft

Residential on 0.31 Acres

NONE, Caroline, Alberta

Welcome to this beautiful and meticulously maintained property in the charming Village of Caroline, AB — an incredible lot offering a country-like feel with the convenience of municipal services. From the moment you step inside, the pride of ownership is unmistakable.

Heading upstairs, you™re greeted by a sizeable and inviting living room that sets a warm, welcoming tone. The efficient kitchen features oak cabinets, a tile backsplash, and a bright dining area with plenty of room for hosting dinners or family get-togethers. The upper level also includes two bedrooms, including the primary, as well as a 4-piece bathroom.

Moving downstairs, the fully developed walkup basement offers a spacious second family room — perfect for movie nights, watching sports, or entertaining friends. You™ll also find the third bedroom, an additional 4-piece bathroom, and a cozy natural gas fireplace that adds to the comfort of the space.

Outside, this property truly shines. Enjoy the oversized (18x28) covered rear deck complete with a sunken hot tub, ideal for relaxing year-round. The 30x28 detached garage features 220 power and an overhead natural gas furnace, making it perfect for vehicles, projects, or additional storage. There™s ample RV and off-street parking, mature landscaping, and an inviting outdoor firepit



area.

This property offers space, comfort, and a peaceful setting – a must-see to be fully appreciated!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2270823    |
| Price          | \$350,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 999         |
| Acres          | 0.31        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5147 52 Street    |
| Subdivision | NONE              |
| City        | Caroline          |
| County      | Clearwater County |
| Province    | Alberta           |
| Postal Code | T0M 0M0           |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Additional Parking, Gravel Driveway |
| # of Garages   | 2                                                                                    |

**Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |

|                 |            |
|-----------------|------------|
| Heating         | Forced Air |
| Cooling         | None       |
| Fireplace       | Yes        |
| # of Fireplaces | 1          |
| Fireplaces      | Gas        |
| Has Basement    | Yes        |
| Basement        | Full       |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Private Yard         |
| Lot Description   | Back Yard, Many Trees, Private |
| Roof              | Asphalt                        |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 14th, 2025 |
| Zoning      | R1                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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