

# \$289,000 - 4736 49 Street, Caroline

MLS® #A2232442

**\$289,000**

3 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.15 Acres

NONE, Caroline, Alberta

Well maintained and updated home in a quiet location offered for sale by the original owner family! This 2002 home is bright, open and welcoming from the moment you step inside. Many large windows allow for plenty of natural light. On the upper level is an open concept kitchen, dining and living room. Updated flooring flows throughout the home as well as fresh paint. Two good sized bedrooms and a full bathroom complete the main level. The basement has a third bedroom, large storage and utility room plus the family room with room to add an additional bedroom if needed. Updates include 30 year shingles in Nov 2021, hot water tank in 2020, gas valve and electronic board on the furnace 2021, furnace duct cleaning in 2025, newer flooring/paint, newer fridge and dishwasher. Plenty of room to build a detached garage and have yard space left to enjoy along with the newer deck! Caroline is a growing community in the heart of the westcountry. Affordable property taxes, small town living with unique amenities and close proximity to Rocky Mountain House as well as the larger centres!

Built in 2002

## Essential Information

MLS® # A2232442

Price \$289,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 912         |
| Acres          | 0.15        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4736 49 Street    |
| Subdivision | NONE              |
| City        | Caroline          |
| County      | Clearwater County |
| Province    | Alberta           |
| Postal Code | T0M0M0            |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Kitchen Island, See Remarks, Vinyl Windows |
| Appliances        | See Remarks                                |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Back Lane, Back Yard      |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, See Remarks |
| Foundation        | Wood                      |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 61 |
| Zoning         | R2 |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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