

# \$279,000 - 5119 + 5129 49 Ave, Caroline

MLS® #A2245461

## \$279,000

3 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.28 Acres

NONE, Caroline, Alberta

Lovingly maintained and move-in ready, this charming 3-bedroom, 1.5-bath home sits on a huge, mature double lot (100x120') in the heart of Caroline. Pride of ownership is evident throughout, with numerous thoughtful upgrades that add comfort, efficiency, and functionality. The inviting entry begins with a convenient mudroom, leading into the bright eat-in kitchen featuring refreshed cabinets, quartz countertops, and a versatile movable island. The cozy living room offers a large front window for plenty of natural light, and the main floor includes two comfortable bedrooms and an updated 4-piece bathroom. The full basement has been enhanced with new windows and features a spacious family room warmed by a wood stove (WETT inspected two years ago), a third bedroom, 2-piece bath in the laundry area, mechanical room with a newer hot water heater and softener, and excellent cold room storage under the stairs. Energy efficiency upgrades include additional blown-in insulation in the attic and new insulation under the mudroom floor. Outside, the fully fenced yard is a gardener's dream with mature trees, perennial gardens, fruit trees and bushes, 12 raised garden beds, and 4 rain barrels for sustainable watering. The oversized 24x26' detached double garage is heated by a wood stove and features a new lean-to for wood storage, plus an attached indoor/outdoor dog run. Front drive access makes daily parking easy, while back alley access offers extra rear parking.



Built in 1971

## Essential Information

MLS® #	A2245461
Price	\$279,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	839
Acres	0.28
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5119 + 5129 49 Ave
Subdivision	NONE
City	Caroline
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Kitchen Island, Quartz Counters, Storage
Appliances	Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Garden, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

## Additional Information

Date Listed	August 3rd, 2025
Zoning	HR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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