

# \$34,000 - 5149 52 St Crescent, Caroline

MLS® #A2187317

**\$34,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

NONE, Caroline, Alberta

READY FOR DEVELOPMENT.... This 50 x 120 feet lot is situated in a quiet family-oriented close, directly across to a playground and outdoor skating rink! This property is ready for your new home zoned R1, municipal services to the lot line. Previously leveled/cleared by Integri Tree Services. If you are looking to move to a small RURAL ALBERTA community within 2 hours of Calgary, AB this is the opportunity you have been waiting for. Caroline is a small attractive village within the County of Clearwater. There is a Elementary school in town & possible bussing available. It has long been an agricultural and commercial hub within the region and an important stop for tourists heading west along Highway 54 towards the attractions of the foothills and the mountains. Its Main Street commercial area serves the southeast portion of the County and the traveling public seeking outdoor enjoyment such as fishing, camping, hiking, ATV and much more.

## Essential Information

MLS® #	A2187317
Price	\$34,000
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Residential Land



Status Active

### Community Information

Address 5149 52 St Crescent  
Subdivision NONE  
City Caroline  
County Clearwater County  
Province Alberta  
Postal Code T0M 0M0

### Additional Information

Date Listed January 13th, 2025  
Days on Market 169  
Zoning R1

### Listing Details

Listing Office Century 21 Maximum

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