



5125 52 ST , Caroline, Alberta - \$35,000



Main Photo

Property Description

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



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