

\$314,900 - 4707 50 Street, Caroline

MLS® #A2220823

\$314,900

0 Bedroom, 0.00 Bathroom, 2,300 sqft

Multi-Family on 0.17 Acres

NONE, Caroline, Alberta

Investors take note! Looking to start or grow your rental portfolio? EXPERIENCE "The Athabasca", an affordable 4-plex in Caroline that offers income potential and currently has 3 units occupied. This property features 4 corner-style units, each offering 3 bedrooms, 1 bathroom, upper-level kitchen and living room, in-suite laundry, furnace and hot water tank. The rear parking pad adds convenience, and the location just steps from the school, makes it even more appealing for tenants. The owner covers water, sewer and garbage, while tenants pay their own gas and power. Photos are of Unit 3 when it was vacant.

Built in 1977



Essential Information

MLS® #	A2220823
Price	\$314,900
Bathrooms	0.00
Square Footage	2,300
Acres	0.17
Year Built	1977
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	4707 50 Street
Subdivision	NONE

City	Caroline
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Exterior

Lot Description	Back Lane, Back Yard, Landscaped, Level
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Additional Information

Date Listed	May 26th, 2025
Days on Market	10
Zoning	R2

Listing Details

Listing Office	Realty Experts Group Ltd
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