

\$115,000 - 8, 73014 Highway 591, Caroline

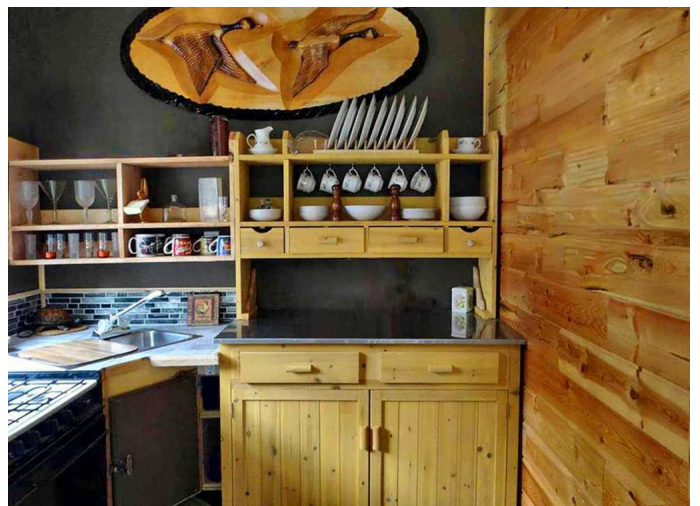
MLS® #A2202415

\$115,000

1 Bedroom, 1.00 Bathroom, 398 sqft
Residential on 1.00 Acres

NONE, Caroline, Alberta

This is your opportunity for all your outdoor adventures! This cozy rustic off-grid cabin is located just outside Caroline, AB. Located within 5-10 minutes of multiple lakes (Phyllis, Burnstick, ect), access to crownland for quadding, biking, walking, and winter activities such as skiing and snowshoeing. Enjoy your free time in a quiet, remote area where you can enjoy campfires, indoor/outdoor cooking, and spending time with your family & friends. Access the on-site 9-hole pitch & putt golf course and practice your golf skills. Your cabin may be accessed year round. This property is located on a +/- 1 Acre lot on privately leased land. The new owner will assume the remaining 78-year lease. The main cabin (18 x 20) comes fully furnished and has a kitchen, living area, and bedroom. The unfished guest cabin (16 x 18) comes complete with a set of bunk beds and extra bed. Both cabins are equipped with power & heating. There is a new outhouse with RV toilet and septic setup. There are an additional 2 sheds. One for storage and the 2nd shed has a spot to secure your firewood (This shed is 16 x 8). There is a campground washhouse that is equipped with pay showers (\$2/4 minutes), flush toilets, and wash sinks. Invite your family & friends to join you and they can book to stay at the group sites. The cabin is fully furnished and move-in ready to enjoy. It's powered by Solar panels/batteries and a generator (included), and a propane fridge, stove, and heater. Turn on the cozy wood burning stove for chilly



evenings. There is a spacious outside fire pit area. There is also room to park 2 RVs on the property. ****PLEASE NOTE**** This cabin is on a privately leased lot with a 78-year lease. This means you do not own the land outright, but you have long-term exclusive rights to use it. The lease is private, not government owned and is fully transferrable to the new owner (\$1,000+ gst) There are also annual lease fees of approximately \$1,900. There are approx 125 leased lots throughout the campground. This is a recreational property, the period of occupancy of leased lots is not to exceed 60 consecutive days or 150 total days per year and is not permitted to be a full-time residence. Because it's leasehold land, a traditional mortgage is not available. Talk to your lender or mortgage broker about your options. ****

Essential Information

MLS® #	A2202415
Price	\$115,000
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	398
Acres	1.00
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

Community Information

Address	8, 73014 Highway 591
Subdivision	NONE
City	Caroline
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Parking Spaces	2
Parking	RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Built-In Oven, Built-In Refrigerator
Heating	Baseboard, Propane, Solar, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Exterior

Exterior Features	Storage, Fire Pit
Lot Description	Creek/River/Stream/Pond, Treed
Roof	Metal
Construction	Wood Siding

Additional Information

Date Listed	March 14th, 2025
Days on Market	20
Zoning	Parks and Recreation

Listing Details

Listing Office	RE/MAX Cascade Realty
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