

# \$244,900 - 4707 46 Street, Camrose

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MLS® #A2203718

## \$244,900

3 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.17 Acres

Augustana, Camrose, Alberta

Welcome to this charming character home, ideally situated just minutes from The University and Downtown Camrose, making it perfect for both students and professionals alike. This inviting residence boasts a spacious layout with original hardwood floors and intricate details that highlight its unique charm. The downstairs has a separate entrance, bedroom, bathroom and small kitchen. The generous sized yard has room for the possibility(with city approval) of adding a large garage with suite. Whether youâ€™re looking to invest or searching for your first home, this property serves as a fantastic opportunity to own a piece of the vibrant community while enjoying the convenience of nearby amenities. Donâ€™t miss out on the chance to make this delightful home yours!



Built in 1953

## Essential Information

MLS® #	A2203718
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	851
Acres	0.17
Year Built	1953
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4707 46 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1G5

### Amenities

Parking Spaces	2
Parking	RV Access/Parking, See Remarks
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

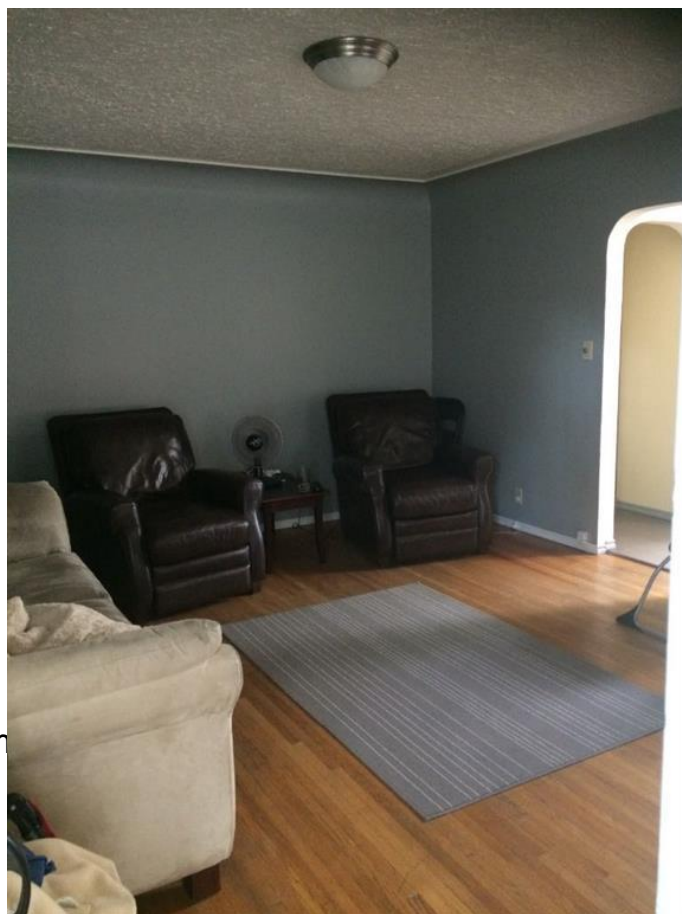
Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	152
Zoning	R2

### Listing Details

Listing Office	CIR Realty
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