

# \$574,099 - 4714 48 Street, Camrose

MLS® #A2233646

**\$574,099**

6 Bedroom, 3.00 Bathroom, 2,743 sqft

Residential on 0.15 Acres

Augustana, Camrose, Alberta

CALLING ALL INVESTORS! Don't miss this exceptional turn-key opportunity—a unique and spacious 6-bedroom character home just blocks from the college and centrally located near schools, parks, shopping, and downtown amenities. With over 2,700 sq ft of living space, this home is currently operated as an individual room rental, catering to students and workers. The main floor features a welcoming living area with large windows, a cozy fireplace for cold winter nights, a large dining space, and a bedroom with an attached sun-filled solarium. Upstairs, you'll find four bedrooms, including a primary suite with a large walk-in closet and direct access to a rooftop patio—perfect for a relaxing evening. The fully developed basement offers even more flexibility with a games room (potential 7th bedroom) which features a built-in bar, as well as a studio. To finish off the basement there is also another bedroom, with a 3-piece ensuite, walk-in closet, and its own kitchen and living area! An incredible feature you'd never guess was once a garage. All furnishings are included, making this a truly turn-key investment. Whether you're a first-time buyer looking to live or an investor seeking a low-maintenance rental property, this is the opportunity you've been waiting for!

Built in 1925

## Essential Information



MLS® #	A2233646
Price	\$574,099
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,743
Acres	0.15
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4714 48 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V1L3

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar, No Smoking Home, Chandelier, French Door
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Entrance
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Lot Description	Back Yard, Irregular Lot, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	82
Zoning	SRD

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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