

# \$579,000 - 4712 49 Street, Camrose

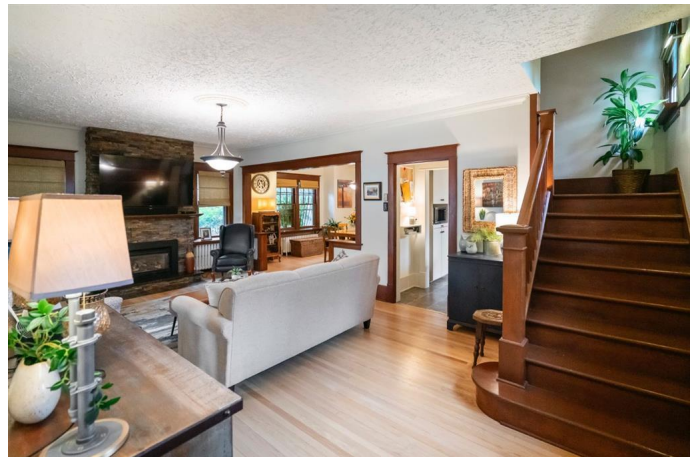
MLS® #A2249407

**\$579,000**

4 Bedroom, 3.00 Bathroom, 1,744 sqft  
Residential on 0.14 Acres

Augustana, Camrose, Alberta

Opportunity to be on one of the most sought after streets in Camrose! This Craftsman heritage House built in 1929 has been so meticulously taken care of and it shows on the inside and out. As you enter you'll notice original hardwood floors, original millwork, and crown molding. The large dining and living areas have been updated with gas fireplace and stonework but done in a way to keep all the natural heritage. The Sunroom facing east gets the best morning light and a great cozy space to drink a coffee and read a book with a built in book shelf. The kitchen features gas range, stainless appliances, and quartz countertops with original brick feature. Back entry has 2 piece washroom, 2 closets, and additional cupboard and counter storage for everyday convenience. Up the beautiful staircase there is 3 bedrooms- one recently converted to laundry with stacking washer/dryer. Primary bedroom is a great size with his/her walk in closets. Upstairs you will also find a 4 piece bathroom. The lower level features a fully furnished extra living space with separate entrance and separate laundry. It features 2 bedrooms with newly renovated kitchen and 3 piece bathroom. The backyard is as inviting as the interior with stamped concrete, private firepit, covered patio with 2 gas hookups and detached double garage with alley access. New rod iron gates keep the deer away from the incredible gardens and landscaping that show years and years of love. This home is walking distance to



University, downtown shopping, grocery stores, and Jubilee Park.

Built in 1929

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249407    |
| Price          | \$579,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,744       |
| Acres          | 0.14        |
| Year Built     | 1929        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4712 49 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1M7        |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s), Crown Molding, French Door, Separate Entrance |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,                                                                                                                                          |

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
|                 | Washer/Dryer Stacked, Window Coverings, Garburator, See Remarks |
| Heating         | Boiler                                                          |
| Cooling         | None                                                            |
| Fireplace       | Yes                                                             |
| # of Fireplaces | 1                                                               |
| Fireplaces      | Gas, Living Room                                                |
| Has Basement    | Yes                                                             |
| Basement        | Exterior Entry, Full, Suite                                     |

## Exterior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Other, Private Yard, Private Entrance                                                                                                     |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                                           |
| Construction      | Stucco                                                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 3                 |
| Zoning         | SRD               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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