

# \$275,000 - 4616 46 Street, Camrose

MLS® #A2267344

## \$275,000

3 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.21 Acres

Augustana, Camrose, Alberta

Welcome to Camrose's sought-after Augustana neighborhood, just steps from the University of Alberta Augustana Campus, downtown shopping, and Jubilee Park with its miles of scenic walking and biking trails. This 3-bedroom, 1-bath home is full of potential, perfect for investors or anyone looking to add value in a prime location!

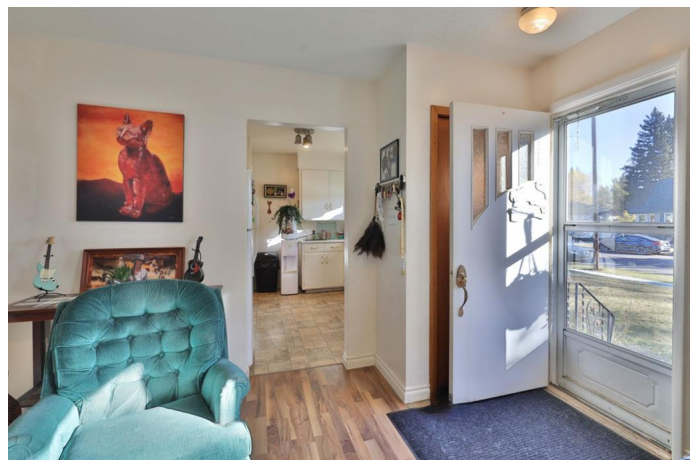
The main floor features a bright living room addition with large windows that flood the space with natural light, and patio doors leading to a cozy backyard deck. You'll also find a spacious dining area, a functional kitchen, two comfortable bedrooms, and a 4-piece main bathroom.

Downstairs offers a third bedroom, storage room, laundry area, and workshop space—ideal for hobbies or future development. Sitting on a massive 62' x 150' lot, this property offers endless opportunities for expansion, gardening, or potential redevelopment.

The unique garage design provides a workshop in the front and vehicle parking in the back, giving you extra flexibility. This is a friendly, tight-knit neighborhood where people know their neighbors and look out for one another, a true Camrose gem!

Don't miss your chance to invest in this fantastic location, properties like this don't come up often!

Built in 1950



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267344    |
| Price          | \$275,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 935         |
| Acres          | 0.21        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4616 46 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1G4        |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | Storage     |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | Partial     |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 1                  |
| Zoning         | R1                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.