

\$244,900 - 4707 46 Street, Camrose

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 you'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. Don'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

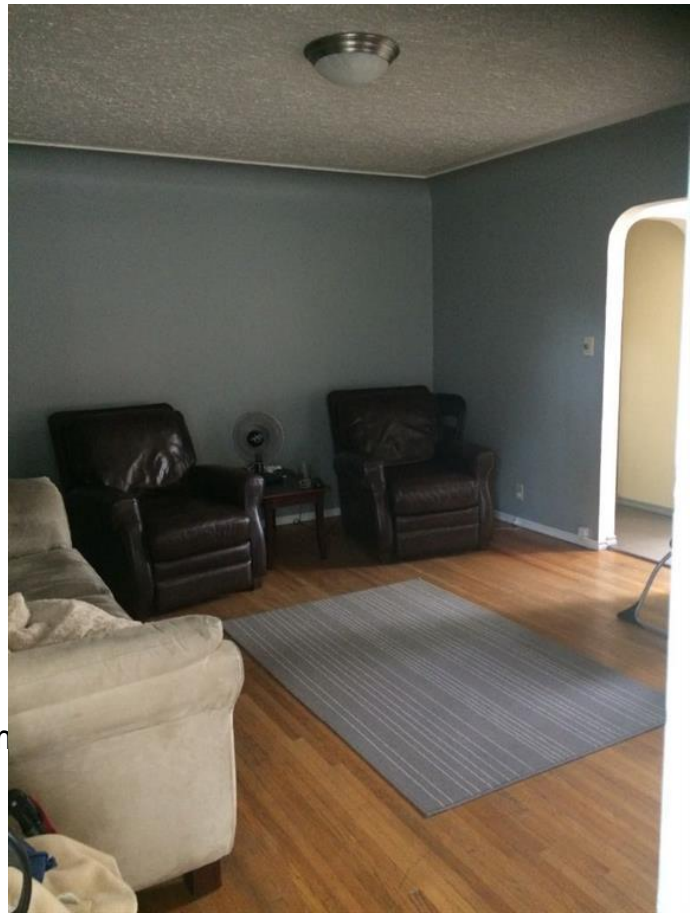
Exterior Features Other
Lot Description Back Lane, Back Yard, Front Yard
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025
Days on Market 34
Zoning R2

Listing Details

Listing Office CIR Realty



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