

# \$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 140  
Zoning R2

**Listing Details**

Listing Office CIR Realty



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