



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4705 47 Street  
Camrose, Alberta**

**MLS # A2240745**



**\$315,000**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to Greenwood Cottage! Nestled in the heart of the vibrant Augustana District, this delightful 2-bedroom, 2-bathroom home has been meticulously renovated from top to bottom, blending classic charm with modern comfort. With its recent extensive updates—including a new roof, Hot Water Tank (2024), updated electrical and plumbing, added insulation, kitchen, bathrooms, flooring, fresh paint, and landscaping—this property offers a move-in ready, turn-key living experience that is perfect for a variety of buyers. The functional and well-designed layout maximizes space and comfort. The bright and trendy kitchen boasts brand-new appliances, sleek cabinetry, and a chic kitchen island with a stylish hood vent, making it an ideal space for cooking and entertaining. The main floor is complete with a spacious primary bedroom featuring a custom walk-in closet, and a full bath, offering convenience and privacy. Outside, the home sits on an oversized 50x150 ft lot—a rare find in this sought-after area. The single garage includes a workshop for hobbyists or extra storage, and the freshly painted exterior enhances the home’s curb appeal. Inside, you’ll find additional attic space that can easily serve as extra storage, a potential office, or a cozy retreat. The lower level is bright and inviting, featuring a partially finished space, an additional full bathroom, a laundry area, and a second bedroom—perfect for guests or family members. Whether you’re a first-time homebuyer, a couple, a small family, or students, Greenwood Cottage offers the perfect combination of location, modern upgrades, and an oversized lot that’s hard to beat. Come see it today and experience this gem for yourself!

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