



GRASSROOTS
REALTY GROUP

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**4711 49 Street
Camrose, Alberta**

MLS # A2251095



\$575,000

Division:	Augustana		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,403 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Rectangular L		

Heating:	Forced Air
Floors:	Carpet, Cork, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	51
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings.

THIS HOME. THIS LOCATION. WHAT MORE COULD YOU WANT!? As you walk up to this ageless home you will appreciate the character and history of this beautiful 1920's property. As you step inside this charming home you will fall in love with the original hardwood floors, cozy feel and the beautiful updates. The main floor of this home has an open living and dining space with a gas fireplace, a main floor bedroom and a 3 pc bath. The kitchen has been updated with a large kitchen island, stainless steel appliances, and modern lighting. The upper level can be used as a primary loft with a 3 pc Ensuite, or as a cozy sitting nook with lots of natural light from the large windows and vaulted ceiling. On the lower level you have another family room, space for a bedroom, laundry and bathroom. NOW...you will not be able to forget about this backyard oasis! From the stone pavers, to the fire pit, water features and large stone counter space, the yard feels like an incredible spot to enjoy with family and friends. The backyard is complete with a 22x22 heated garage and back parking space!