



GRASSROOTS
REALTY GROUP

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**4715 47 Street
Camrose, Alberta**

MLS # A2254197



\$529,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Augustana | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 924 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Private | | |

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

An opportunity not to be missed! This beautiful home in the Augustana neighbourhood boasts not only a fully renovated main floor featuring an open concept living, dining and kitchen are but also a brand-new garage suite that features two bedrooms and one bathroom! You will be impressed by the craftsmanship in all the upgrades to this 1966 built home. As you walk in, you will find a spacious living room with electric fireplace and new kitchen with a large island that takes advantage of the natural light of the neighbourhood. The main level is complete with two bedrooms and a four-piece bath. In the updated basement there is a three-piece bath along with two bedrooms and a large family area. In the back yard, you will enjoy the privacy of the new 6-foot fence and the revenue you will generate from the two-bedroom garage suite! Inside the garage, you still have your space for a vehicle and working area but adjacent to the garage is the fully legal garage suite that features infloor heat, an electric fireplace, full kitchen, and a three-piece bath. The suite has its own private sitting area too! Located within walking distance of both the University of Alberta Augustana Campus and downtown Camrose, this fully renovated home is the perfect opportunity to be in a great area and have some of your mortgage paid by great Augustana students!