



4516 46 Street  
Camrose, Alberta

MLS # A2265289



**\$309,900**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, In Floor Roughed-In, Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	N/A		

This hidden gem is nestled on an oversized lot within the sought after neighbourhood home to the University of Alberta. This Charming bungalow sits in a quiet crescent just a stones throw from campus. You are immediately welcomed into the open concept great room flooded with natural light. The updated kitchen offers 3 appliances including a gas range for the seasoned chef in the house. Even doing dishes won't seem like a chore as you gaze into your private mature back yard. The main floor offers 2 generous sized bedrooms and a spacious 4 pc bath. Downstairs there is a second full kitchen and large living space complete with a large bright bedroom and 3 piece bathroom .The basement is plumbed for infloor hot water heat to keep it cozy through the winter months. The back entrance offers access to a shared main floor laundry and large concrete parking pad. There is an oversized single garage with an attached workshop as well as a multifunctional room that is drywalled and painted with a large window to the yard. Outside, a stone walkway will lead you into a whimsical little secret garden area with a quiet seating area and fountain all shaded by a mature natural canopy of mature trees. The sewer line to street has been replaced and The seller is offering a \$3000 cash back to purchaser for appliance/flooring upgrade.