



GRASSROOTS
REALTY GROUP

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4516 46 Street
Camrose, Alberta

MLS # A2265289



\$309,900

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	867 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped		

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

Inclusions: 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.