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## 4516 46 Street Camrose, Alberta

MLS # A2265289



\$317,000

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			

Floors: Carpet, Laminate Sewer: -  Roof: Asphalt Shingle Condo Fee: -  Basement: Finished, Full, Separate/Exterior Entry, Suite LLD: -	
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Basement: Finished, Full, Separate/Exterior Entry, Suite LLD: -	
Exterior: Vinyl Siding, Wood Siding Zoning: R2	2
Foundation: Poured Concrete Utilities: -	

Features: Ceiling Fan(s)

Inclusions: N/A

Charming well kept bungalow 2 blocks from UofA campus! This hidden gem is tucked away in a quiet crescent. SHhhh It is so quiet and secluded that most Camrosians don't even know it exists. Nestled within the sought after neighbourhood of the prestigeous Augustana University campus. You are welsomed in by the The open concept great room is filled with natural light in all directions. The updated kitchen offers 3 appliances including a gas range for the seasoned chef in the house. Even the one stuck doing dishes wont mind as they look onto the large private back yard. The main floor also offers 2 generous sized bedrooms.and a large 4 pc bath. There is also another full kitchen and separate living space in the bright open basement with a large bedroom and 3 piece bath. The basement offers an additional infloor hot water heating system (currently not in use) to keep it cozy through the winter months. The back entrance offers access to a shared main floor laundry and large concrete driveway. The oversized single garage with attached workshop as well as a multifunctional room that is drywalled and painted. 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. note:sewer line to street has been replace