



GRASSROOTS
REALTY GROUP

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**4616 46 Street
Camrose, Alberta**

MLS # A2267344



\$275,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fridge, stove, hood fan, washer, dryer, garage remote

Welcome to Camrose's sought-after Augustana neighborhood, just steps from the University of Alberta Augustana Campus, downtown shopping, and Jubilee Park with its miles of scenic walking and biking trails. This 3-bedroom, 1-bath home is full of potential, perfect for investors or anyone looking to add value in a prime location! The main floor features a bright living room addition with large windows that flood the space with natural light, and patio doors leading to a cozy backyard deck. You'll also find a spacious dining area, a functional kitchen, two comfortable bedrooms, and a 4-piece main bathroom. Downstairs offers a third bedroom, storage room, laundry area, and workshop space—ideal for hobbies or future development. Sitting on a massive 62' x 150' lot, this property offers endless opportunities for expansion, gardening, or potential redevelopment. The unique garage design provides a workshop in the front and vehicle parking in the back, giving you extra flexibility. This is a friendly, tight-knit neighborhood where people know their neighbors and look out for one another, a true Camrose gem! Don't miss your chance to invest in this fantastic location, properties like this don't come up often!