



**GRASSROOTS**  
REALTY GROUP

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**4714 48 Street  
Camrose, Alberta**

**MLS # A2273781**



**\$499,500**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,724 sq.ft.	<b>Age:</b>	1925 (101 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot		

**Heating:** Boiler, Fireplace(s), Hot Water, Natural Gas, Space Heater, Wood

**Water:** -

**Floors:** Carpet, Hardwood, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle, Tar/Gravel

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** SRD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Dry Bar, Separate Entrance, Soaking Tub

**Inclusions:** Fridge, Stove, Dishwasher in Suite, All Furniture with exception of items in Appendix A

This home is being sold with all furnishings and appliances included (some exceptions) This spacious 7 bedroom home has been home to various University Students looking for affordable housing. The bedrooms are generous in size and offer popular common areas such as kitchen, dining room and living room. There's a 3 pce bathroom on main level and a 4 pce on upper level. The upper level features 4 generous sized bedrooms. The primary bedroom offers spacious walk in closet and access to a cozy roof top patio. The basement offers another large room currently being used as a bedroom and features a dry bar and corner wood burning fireplace. The owner is currently living in at back of the property. You would never know the attached garage was ever there. The rear living space offers a bright kitchen and living room area with a cozy bedroom and family room in basement and a large 3 pce ensuite with soaker tub too. This property will be popular as the University is just minutes away. This home is close to down town and transit.