



**4826 47 Street  
Camrose, Alberta**

**MLS # A2282693**



**\$199,900**

<b>Division:</b>	Downtown Camrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Combination
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R4
<b>Utilities:</b>	-

**Inclusions:** N/A

Prime Downtown Opportunity with R4 Zoning on this ( 50 X 140 ) LOT Welcome to this charming 1 & 3/4 Story historical home located in the heart of the downtown core, just steps from shopping, schools, and Augustana University College. Offering 3 bedrooms and 1 & 1/2 bathrooms, this character home presents an excellent opportunity for buyers looking to add value. While the property does require some TLC, Some key upgrades are already in place, including a newer furnace, hot water on demand, some Vinyl windows and 100-amp electrical service. Plus A single-car garage adds convenience and additional storage. Being Zoned R4, this versatile property allows for multiple potential uses—whether you choose to renovate and restore, hold as a rental investment, or redevelop to take full advantage of the zoning. With its central location and flexible land-use designation, this is a rare opportunity with strong long-term potential. Ideal for investors, builders, or handyman buyers—bring your vision and unlock the possibilities.