



4826 47 Street  
Camrose, Alberta

MLS # A2282693



**\$205,000**

**Division:** Downtown Camrose

**Type:** Residential/House

**Style:** 1 and Half Storey

**Size:** 1,083 sq.ft. **Age:** 1930 (96 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Off Street, Single Garage Detached

**Lot Size:** 0.16 Acre

**Lot Feat:** Back Lane, Back Yard, Landscaped, See Remarks

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Concrete, Wood Frame

**Zoning:** R4

**Foundation:** Combination

**Utilities:** -

**Features:** See Remarks

**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.