



4821 52 Street
Camrose, Alberta

MLS # A2290074



\$369,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, High Ceilings, No Smoking Home		

Inclusions: N/A

This home tells a story, and it's ready for the next chapter with you! The epitome of grandeur, charm and character, this 1912 two story home in the downtown core of Camrose offers convenience, lifestyle and charisma that is a true rarity. Pride of ownership is evident with outdoor living elevated from every direction - a stately covered front porch, fully fenced and landscaped back yard and deck with new stairs, an aggregate patio, fruit trees, flower gardens, raised beds, lilacs, peonies, roses, a rhubarb patch, flowering shrubs and the canopy of a mature poplar tree. In the glory of summer while in full bloom, it creates a park like setting - your very own secret garden escape. Offering timeless curb appeal with classic architectural details and a warm welcoming neutral pallet, you won't be disappointed as you step inside. Rich hardwood floors, crown moulding, wide doorways and trims, tall ceilings and defined living spaces help keep the authenticity of the era while meshing modern and stylish touches like the crystal fandelier in the living room. The large windows flood the main floor with light, and the bay windows in the formal dining room expand your views while enjoying time around the table. There is a 4 season sunroom at the back of the house, along with an updated 3 piece bath. In the kitchen you will appreciate the updated appliances, new butcher block counters and an idyllic balance of openness and separation. The crafted staircase leads you to the second story where you will find another full bath complete with claw foot tub, 3 bedrooms and a generous landing that creates a flex space. In the basement you will find a wide open canvas to finish to your desire or continue to enjoy as a functional laundry, storage and utility room. The HWT was replaced summer of 2025, the furnace in 2024 and there is even central vac and a water softener installed for extra convenience.

The single garage has alley access, and you can stroll across the street for groceries or access to mirror lake, and downtown shops and services are a mere block away. With rich heritage and a bright future, this solid home was built to last - don't wait to book your viewing today!