



**4712 45 Street
Camrose, Alberta**

MLS # A2291282



\$395,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Standard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: Fridge, Stove, Dishwasher, Double Bed, End Table, Desk, Kitchen Table & Chairs, Rug, Dehumidifier-Downstairs, Curtains

Fantastic property located near Augustana and Charlie Killam Schools. This well maintained home has received numerous updates over the years, including an extended front porch that offers plenty of space to enjoy the outdoors. The shingles were replaced in 2022, along with new gutters on both the house and garage. Most appliances have been updated within the past seven years, and a new hot water tank was installed in 2024. In the summer of 2024, the backyard fence and front porch were freshly stained, lattice was added to help keep deer out, and all exterior window and door trim were repainted. The furnace and ductwork were professionally cleaned in the fall of 2025. The upper level is bright and spacious, featuring three bedrooms, a 4 piece bathroom, a large living room, and a generous kitchen with dining area. The lower level includes another kitchen and dining space, a living room, one bedroom, and a 3 piece bathroom. A separate entrance to the basement makes it ideal for a comfortable guest suite with shared laundry. The yard is fully fenced, landscaped, and private. Additional highlights include a heated double detached garage, RV parking, and a front double cement parking pad. This property is truly move in ready.