



**4521 46 Street
Camrose, Alberta**

MLS # A2292833



\$349,500

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: fridge(2), stove(2), dishwasher, micro hood fan, washer, dryer, shed, bar stools(4), blinds

Fully renovated and move in ready in an unbeatable location just steps from the University of Alberta Augustana Campus! This bright and stylish 1022 sq ft bungalow offers 5 bedrooms, 2 bathrooms, and a layout that's perfect for families, investors, or anyone looking for extra space. Step inside to a spacious living room filled with natural light. The brand new kitchen features modern cabinetry, a stunning backsplash, and a convenient counter with bar stools that doubles as the perfect serving area or casual dining spot. Durable vinyl plank flooring runs throughout the main floor, tying the space together beautifully. You'll also find three spacious bedrooms and a bright 4 piece bathroom on the main level. The separate basement entrance adds fantastic flexibility, with a large rec room, two additional bedrooms, a brand new bathroom, and a second kitchen. Laundry is conveniently located downstairs. Out back, the huge two tier deck is ready for summer BBQs and entertaining, while the fully fenced yard offers plenty of room for kids and pets to play. A large storage shed with three separate compartments provides excellent space for tools, bikes, and seasonal storage. All of this in a charming, mature tree lined neighbourhood close to campus, parks, and amenities. A beautifully updated home in a location buyers love!