



**4612 51A Street  
Camrose, Alberta**

**MLS # A2300754**



**\$349,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Many Trees, See Remarks, Treed, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled in an amazing location overlooking Camrose Jubilee Park, this unique 3-level split offers the perfect blend of character and convenience. Just steps from walking trails, the valley, the University of Alberta & Augustana Campus, and the hospital, this home is ideal for those who appreciate both nature and accessibility. Showcasing original wood vaulted ceilings that add warmth and charm, the layout features 2 bedrooms, 2 bathrooms, a cozy living room, a functional kitchen and dining area. Enjoy beautiful views of the park from your home, and take advantage of the double detached garage for ample storage and parking. A truly special find in a sought-after neighbourhood. Mature trees and a large front deck complete this home. Great Opportunity!