



**4705 47 Street
Camrose, Alberta**

MLS # A2158309



\$205,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	696 sq.ft.	Age:	1948 (76 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: TV in living room, original windows in garage

Looking for the perfect INVESTMENT PROPERTY? With Augustana Campus mere minutes away this is a great opportunity. The character this sweet bungalow offers is noticed the second you walk in. With a large front entry there is plenty of room to store backpacks and winter gear. This home has 1 bedroom with a new closet on the main floor and a 2 piece bathroom. The original hardwood floors and unique archway make the living space extra special. The kitchen has plenty of space and the original kitchen cupboards. From here you will find the door that takes you up to the "hidden attic". A funky office space, kids hangout, extra storage- use your imagination! In the lower level you will find a 3 piece bathroom, laundry, and additional bedroom. Outside offers you a TON of green space and garage/storage area. This home is unique and charming and ready for someone to put their ideas on a classic heritage home.