



**4617 48 Street  
Camrose, Alberta**

**MLS # A2168559**



**\$279,900**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	1940 (84 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	SRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge (2), Stove (2), Diswasher, Washer, Dryer

**FANTASTIC RENTAL OPPORTUNITY IN THE AUGUSTANA NEIGHBORHOOD!** Located in the highly desirable Augustana neighborhood, this rental property offers the perfect blend of space, comfort, and convenience. Surrounded by mature trees and nestled in a quiet, well-established area, this home is ideal for families or tenants seeking a tranquil living environment. The main floor features a bright and open kitchen, dining area, and living room—perfect for everyday living and entertaining. With two large bedrooms and a full bathroom, plus the convenience of main floor laundry, this level offers both comfort and practicality. The fully finished basement provides even more versatility, boasting a kitchenette, two additional bedrooms, and a spacious bathroom—ideal for guests or additional living quarters. Outdoor amenities include an oversized double garage, offering plenty of storage and parking space. Don't miss out on this rental gem in the heart of the Augustana neighborhood.