



**4624 49 Street
Camrose, Alberta**

MLS # A2174478



\$185,000

Division:	Augustana		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,436 sq.ft.	Age:	1923 (101 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	SRD
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge and Stove upper unit

This one of a kind house might be what you have been looking for. The main floor offers generous sized bedrooms, spacious living room and 2 bedrooms in the basement and another large recreation room. The upper unit offers a unique floor plan with kitchen, 4 pce bathroom, one bedroom and unique living room with a spacious feel to it. This home offers a single car garage, fenced yard and located conveniently close to the University and downtown