



GRASSROOTS
REALTY GROUP

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**4707 46 Street
Camrose, Alberta**

MLS # A2203718



\$244,900

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	851 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, See Remarks, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge(2), Stove(2)

Welcome to this charming character home, ideally situated just minutes from The University and Downtown Camrose, making it perfect for both students and professionals alike. This inviting residence boasts a spacious layout with original hardwood floors and intricate details that highlight its unique charm. The downstairs has a separate entrance, bedroom, bathroom and small kitchen. The generous sized yard has room for the possibility(with city approval) of adding a large garage with suite. Whether you're looking to invest or searching for your first home, this property serves as a fantastic opportunity to own a piece of the vibrant community while enjoying the convenience of nearby amenities. Don't miss out on the chance to make this delightful home yours!