



**4709 46 Street  
Camrose, Alberta**

**MLS # A2298237**



**\$299,000**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Sump Pump(s)		

**Inclusions:** Fridge, window coverings

Situated on a 70' x 147' lot, this 4-bedroom home is located between the University and Charlie Killam Junior High School. The interior is thoughtfully designed for versatility, featuring living spaces on both the main and lower levels—each equipped with its own kitchen. With three bedrooms up and two down, the layout provides optional living spaces. The expansive yard and raised garden beds provides a true backyard retreat with room for an additional garden. Beautiful perennials surround the house and line the drive way to the single detached garage, with additional RV parking access from the alley if desired.