



**4915 46 Street
Camrose, Alberta**

MLS # A2309305



\$204,000

Division:	Camrose East		
Type:	Residential/House		
Style:	Bungalow		
Size:	754 sq.ft.	Age:	1935 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Vinyl Windows		

Inclusions: SHED

Check out this cute bungalow. Great opportunity for first time homebuyer or rental property. Close to school and walking distance to downtown Main Street. This 754 sqft. 2 bedroom, 1 bath bungalow has had many upgrades over the years. Shingles, vinyl siding, windows, front and back decks, flooring, paint just to mention a few. As you step inside, you will appreciate the bright living room. The separate dining room could also be used as an extension to the living room. A functional kitchen with eating area. Added convenience of laundry just off the kitchen. Two nice bedrooms and a four piece bathroom. The great outside space offers you your own private oasis when the trees and hedge fill in. Enjoy your morning coffee on your front or back deck. There is a single detached garage with room for two more parking spaces in back and the added bonus of a maintenance free storage shed. This home is clean and well maintained. Ready for you to move in and enjoy.