



**4713 45 Street
Camrose, Alberta**

MLS # A2319264



\$364,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, garage opener & remote

Welcome to the heart of Augustana, one of Camrose's most cherished neighbourhoods, where mature tree-lined streets, friendly neighbours, and a true sense of community make it feel like home. Situated on an unprecedented 60' x 148' lot, this move-in ready 1,174 sq. ft. bungalow offers 5 bedrooms and 2 bathrooms, making it an excellent opportunity for growing families, investors, or anyone looking for extra space. Step inside and you'll immediately appreciate the character and charm that make this home stand out. Beautiful arched doorways on the main level add timeless appeal, while large vinyl windows flood the home with natural light and bring a fresh, updated feel. The kitchen is bright and functional with brand new appliances already in place, and the thoughtful layout provides comfortable living space for family and guests alike. Modern updates, including a newer furnace, offer peace of mind and improved efficiency. Outside, the property continues to impress with a 24' x 24' detached garage plus an attached 24' x 10'6" workshop, providing ample room for vehicles, hobbies, projects, or storage. Recent upgrades include new shingles and a new fence, while the back deck offers the perfect spot to enjoy your morning coffee, entertain friends, or unwind after a long day. The massive lot provides endless possibilities for gardening, play space, entertaining, or future projects. With no backyard neighbours and convenient lane access, you'll enjoy exceptional privacy and room to breathe. The location is hard to beat. Just steps from schools, the University of Alberta Augustana Campus, Jubilee Park, miles of walking and biking trails, and downtown Camrose, everything you need is within easy reach. Whether you're searching for a family home, revenue property, or investment opportunity in a highly desirable neighbourhood, this property checks all the boxes. Immediate

possession is available, allowing you to settle in and start enjoying the Augustana lifestyle right away.