



4709 46 Street  
Camrose, Alberta

MLS # A2322194



**\$283,500**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Augustana   |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,022 sq.ft.  | <b>Age:</b>   | 1952 (74 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, RV Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.24 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped         |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full             |
| <b>Exterior:</b>   | Vinyl Siding     |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | See Remarks      |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R2 |
| <b>Utilities:</b> | -  |

**Inclusions:** Fridge x2, Stove x2, Dishwasher, Washer, Dryer, Freezer, Microwave

Great Starter or Rental Home in the Augustana Area - Rare 70x147.5 Lot! Solid Bungalow with lots of appeal - Main floor with 2 bedrooms, a bright office, good sized living room plus 4pc bath and cozy kitchen with eating area. Basement sees updated vinyl windows, a large family room, 1 bedroom, a flex space that could easily convert for additional bedroom, 3pc bath, huge storage room and its own kitchenette! Large lot comes with a wonderful 11 x 13'9 covered deck, mature landscaping, garden area, 14x24 garage with front driveway and rear drive for RV or additional parking. Quick possession available for the upcoming school year!