



4714 48 Street
Camrose, Alberta

MLS # A2322369



\$448,900

Division:	Augustana		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,724 sq.ft.	Age:	1925 (101 yrs old)
Beds:	7	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating: Boiler, Fireplace(s), Hot Water, Natural Gas, Space Heater, Wood

Water: -

Floors: Carpet, Hardwood, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle, Tar/Gravel

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: SRD

Foundation: Poured Concrete

Utilities: -

Features: Dry Bar, Separate Entrance, Soaking Tub

Inclusions: All Furniture Negotiable

This impressive 7-bedroom home has a strong history of providing affordable housing for university students and offers exceptional space, versatility, and character. The generously sized bedrooms are complemented by inviting common areas, including a spacious kitchen, dining room, and living room, creating a comfortable environment for residents or a large family. The main floor features a convenient 3-piece bathroom, while the upper level offers a 4-piece bathroom and four bedrooms. The primary bedroom includes a walk-in closet and direct access to a charming rooftop patio—perfect for relaxing and enjoying the outdoors. The basement adds even more living space with a large room currently used as a bedroom, a dry bar, and a cozy wood-burning corner fireplace. The home also includes a separate rear living area that offers excellent flexibility. This bright and welcoming space features its own kitchen and living room, a comfortable basement bedroom and family room, plus a spacious 3-piece ensuite complete with a soaker tub. You'd never know an attached garage once existed, as the space has been seamlessly integrated into the home's functional layout. Located just minutes from the university, downtown amenities, and public transit, this property combines the timeless charm of a heritage home with modern conveniences. Whether you're looking for a student housing opportunity, or a spacious residence for extended family, this unique property is well worth a look.