



**4710 47 Street
Camrose, Alberta**

MLS # A2322622



\$339,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: washer, dryer, fridge, stove, dishwasher, blinds, garage opener & remotes

Welcome to the heart of Augustana, one of Camrose's most beloved and character-filled neighborhoods! This charming 954 sq. ft. bungalow offers 4 bedrooms, 2 bathrooms, and endless potential on an impressive 50' x 150' lot. Whether you're a first-time buyer, investor, or someone looking for a property to make your own, this is an opportunity worth exploring. From the moment you arrive, you'll appreciate the sweet curb appeal and welcoming front entry. Inside, high ceilings create an airy feel, while large windows at both the front and back of the home fill the space with natural light. The functional kitchen opens to the spacious dining and living areas. Two bedrooms and a 4-piece bathroom complete the main level. Downstairs, you'll find a comfortable rec room, two additional bedrooms, a 3-piece bathroom, and utility space, providing flexibility for family, guests or hobbies. Outside, the huge backyard offers plenty of room for gardening, recreation, or future development, while the single detached garage adds convenience and storage. Embrace the culture, history, and sense of community that make the Augustana neighborhood so special. Located near the university, parks, walking trails, and downtown amenities, this property combines location, value, and potential in one attractive package.