



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4708 47 Street
Camrose, Alberta

MLS # A2335177



\$369,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 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, Front Yard, No Neigh		

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

Inclusions: fridge(2), stove(2), dishwasher, micro hood fan, microwave, portable A/C unit, TV wall mount, blinds, curtains, shed

Welcome to this fantastic 4 bedroom, 2 bathroom home in the sought-after Augustana neighbourhood! Bright, spacious and beautifully maintained, this home offers a wonderful blend of character, updates and everyday family functionality. The main floor features a generous living and dining area filled with natural light, newer windows and new vinyl plank flooring that flows into the brand new kitchen. With plenty of cabinetry, ample counter space and stainless steel appliances, this kitchen is both stylish and practical. Garden doors lead directly to the 14' x 12' deck, creating the perfect spot for summer BBQs and family gatherings. Three bedrooms and an updated 4-piece bathroom complete the main floor, while the oversized back entry offers plenty of room for coats, footwear and all the extras of busy family life. Downstairs, you'll find a spacious rec room, bedroom, 3-piece bathroom, laundry, storage and a convenient kitchenette. Outside, the impressive 50' x 150' lot backs onto green space and offers plenty of room to enjoy the outdoors. The fenced yard, RV parking, 14' x 22' detached garage and 12' x 22' carport add exceptional functionality. Located in a fantastic neighbourhood close to Augustana, parks, trails and so much more, this bright and inviting home is one you'll want to see!