



GRASSROOTS
REALTY GROUP

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4609 45 Street
Camrose, Alberta

MLS # A2336072



\$344,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: n/a

Welcome to a home that feels warm, comfortable and easy to love, tucked into the highly sought-after Augustana neighbourhood. This well-cared-for 1,049 sq. ft. bungalow offers 4 bedrooms, 2 bathrooms and a beautifully private backyard with no rear neighbours, giving you a peaceful place to enjoy summer evenings, garden, entertain or simply relax. Inside, the bright and welcoming main floor is filled with natural light. Tall windows brighten the living room and create a warm space to gather with family and friends. The open layout flows naturally into the functional kitchen, where you'll find plenty of cabinet space and a lovely view of the backyard. Down the hall are two comfortable bedrooms and a 4-piece bathroom. The lower level adds even more room for your family, with two additional bedrooms, including one without a closet, a spacious recreation room and a convenient laundry area. Whether you need space for guests, a home office, hobbies or movie nights, there's plenty of flexibility here. Step outside and you'll discover one of the home's favourite features: the private, fenced backyard. Enjoy summer BBQs and morning coffee on the patio, let the kids or pets play, or simply listen to the rain tapping on the metal roof from your own backyard retreat. A storage shed keeps things organized, while the detached garage provides additional space for parking, storage or hobbies. You'll also appreciate the thoughtful updates, including newer windows and doors (2012), an updated electrical panel (2022), new hot water tank and a new asphalt driveway (2021). The Augustana neighbourhood is known for its welcoming community feel and puts you just steps from the University of Alberta Augustana Campus and close to the charm of historic downtown Camrose. It's a wonderful place to put down roots, with everyday conveniences and some of Camrose's most

beloved places right outside your door. Comfortable, welcoming and wonderfully private, this is the kind of home that makes it easy to settle in and feel at home.