# \$485,000 - 4602 49 Street, Camrose

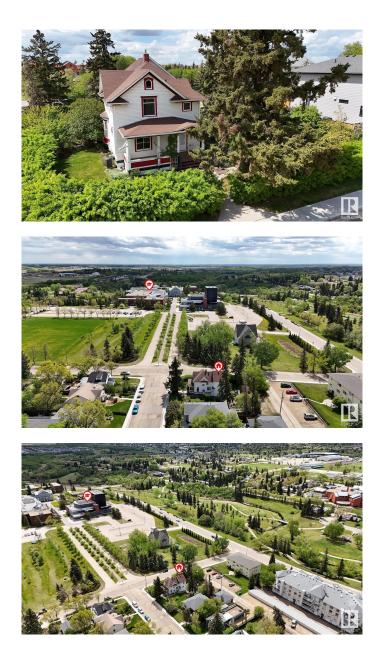
MLS® #E4439273

#### \$485,000

3 Bedroom, 3.50 Bathroom, 1,695 sqft Single Family on 0.00 Acres

Augustana, Camrose, AB

AMAZING OPPORTUNITY to own a historic home literally steps from Augustana University. This is where character & charm meet modern flare with the many Recent Upgrades (over \$150,000!). Looking for a home to call your own? Perfect family home! Run a Bed & Breakfast as it was formerly? Rent out individual rooms to students? 1.695 SqFt 2-Storey situated on a DOUBLE LOT; WALK-OUT Basement; 3 Bedrms/3.5 Bath. The Main floor has Brand New Hardwood (& Subfloor) & the warm foyer leads to the spacious Living Rm. The large Dining Rm has large windows for a perfect view. The Updated Kitchen has BRAND NEW S/S Appliances (never used). The separate Laundry Rm (New W/D) leads you outside or the Bsmt. The Upper Floor has New Carpet; 3 Bedrooms with TWO Ensuites & a 4 Pc Main Bathrm. The Primary Bedrm is huge w. the option for a Sitting Rm. The Bsmt has amazing potential for a Separate Suite. NEW Hi-Eff Furnace/2 Boilers/HVAC/Some Electrical & Plumbing Lines/Insulation/Paint/Bsmt Framing/Some Windows. 4 Powered Stalls



Built in 1912

#### **Essential Information**

| MLS® # | E4439273  |
|--------|-----------|
| Price  | \$485,000 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,695                  |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 4602 49 Street |
|-------------|----------------|
| Area        | Camrose        |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4V 1M5        |

### Amenities

| Amenities | Patio, Walkout Basement, See Remarks |
|-----------|--------------------------------------|
| Parking   | Rear Drive Access, See Remarks       |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

| Exterior          | Wood, Vinyl  |  |
|-------------------|--|--|
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public |  |
|                   | Transportation, Schools, Shopping Nearby, See Remarks            |  |
| Roof              | Asphalt Shingles   |  |

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date ListedMay 29th, 2025Days on Market63ZoningZone 80

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Listing information last updated on July 31st, 2025 at 9:02am MDT