

# \$575,000 - 4711 49 Street, Camrose

MLS® #A2251095

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.14 Acres

Augustana, Camrose, Alberta

THIS HOME. THIS LOCATION. WHAT MORE COULD YOU WANT!? As you walk up to this ageless home you will appreciate the character and history of this beautiful 1920's property. As you step inside this charming home you will fall in love with the original hardwood floors, cozy feel and the beautiful updates. The main floor of this home has an open living and dining space with a gas fireplace, a main floor bedroom and a 3 pc bath. The kitchen has been updated with a large kitchen island, stainless steel appliances, and modern lighting. The upper level can be used as a primary loft with a 3 pc Ensuite, or as a cozy sitting nook with lots of natural light from the large windows and vaulted ceiling. On the lower level you have another family room, space for a bedroom, laundry and bathroom. NOW...you will not be able to forget about this backyard oasis! From the stone pavers, to the fire pit, water features and large stone counter space, the yard feels like an incredible spot to enjoy with family and friends. The backyard is complete with a 22x22 heated garage and back parking space!

Built in 1920

## Essential Information

MLS® # A2251095

Price \$575,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,403             |
| Acres          | 0.14              |
| Year Built     | 1920              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4711 49 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V1M6         |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                   |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Parking Pad |
| # of Garages   | 2                                                                                   |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas, Living Room                                                   |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard                                                        |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Rectangular Lot, Yard Lights |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 27                |
| Zoning         | 51                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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