

# **\$317,000 - 4516, 46 46 Street, Camrose**

MLS® #A2265289

## **\$317,000**

1 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.17 Acres

Augustana, Camrose, Alberta

Charming well kept bungalow 2 blocks from UofA campus! This hidden gem is tucked away in a quiet crescent. SHhhh It is so quiet and secluded that most Camrosians don't even know it exists. Nestled within the sought after neighbourhood of the prestigious Augustana University campus . You are welcomed in by the The open concept great room is filled with natural light in all directions. The updated kitchen offers 3 appliances including a gas range for the seasoned chef in the house. Even the one stuck doing dishes wont mind as they look onto the large private back yard. The main floor also offers 2 generous sized bedrooms.and a large 4 pc bath. There is also another full kitchen and separate living space in the bright open basement with a large bedroom and 3 piece bath .The basement offers an additional infloor hot water heating system (currently not in use) to keep it cozy through the winter months. The back entrance offers access to a shared main floor laundry and large concrete driveway. The oversized single garage with attached workshop as well as a multifunctional room that is drywalled and painted. Outside, a stone walkway will lead you into a whimsical little secret garden area with a quiet seating area and fountain all shaded by a mature natural canopy of mature trees. note:sewer line to street has been replace

Built in 1955



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265289    |
| Price          | \$317,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 867         |
| Acres          | 0.17        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4516, 46 46 Street |
| Subdivision | Augustana          |
| City        | Camrose            |
| County      | Camrose            |
| Province    | Alberta            |
| Postal Code | T4V 1G1            |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                          |
| Appliances        | Electric Stove, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air, See Remarks, In Floor Roughed-In                  |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full, Exterior Entry, Suite                                   |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 1                  |
| Zoning         | R2                 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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