

\$495,000 - 4602 49 Street, Camrose

MLS® #E4439273

\$495,000

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 Ensuities & 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	\$495,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	1912
Type	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

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 80

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