

# \$236,500 - 4609 49 Street, Camrose

MLS® #A2225207

## \$236,500

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.14 Acres

Augustana, Camrose, Alberta

CLOSE TO UNIVERSITY!! This bungalow is ideally situated in close proximity to the University and downtown Camrose. Boasting a prime location, this property is perfect for investors seeking a promising venture or families alike. The main level offers a large living room with big windows and, great kitchen space, 2 bedrooms and 4pc bathroom, while the lower level is home to 2 additional bedrooms, 3pc bathroom, kitchen, and family room area. Outside you will enjoy the treed yard which brings in privacy, single garage and car canopy which offers lots of parking options. Whether you're looking to invest or establish your dream family home, this bungalow offers an exceptional chance to create lasting memories and enjoy all that Camrose has to offer! Assessment value for home is \$268,000.

Built in 1947

### Essential Information

MLS® #	A2225207
Price	\$236,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.14
Year Built	1947



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4609 49 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1M4

### Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
-------------	----------------

Days on Market	6
Zoning	SRD

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.