

4620 46 Street
Camrose, Alberta

MLS # A2268425

\$349,900



Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1951 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Garage Faces Rear, Heated Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Separate Entrance, Sump Pump(s)		

Inclusions: Basement TV wall mount. 3 water cisterns in backyard. All negotiable

Life can't be beat at 4620 46 Street—a charming and versatile bungalow in the highly sought-after Augustana neighborhood! This home has seen extensive upgrades throughout, including a 2024 electrical subpanel, 2023 central air ducting, 2022 hot water tank, and a 2021 main sewer line replacement. Nearly all windows have been updated to TRIPLE-pane, and there's fresh paint throughout the entire home! Upstairs features three bright bedrooms, a four-piece bathroom, and a cozy eat-in kitchen—all complemented by original hardwood floors. The newly finished basement offers a private suite complete with two bedrooms, a luxurious bathroom, kitchen, and living area. The rental potential for this home is no joke. Outside, the GIANT corner lot is a true retreat, with lush raised garden beds, fruit trees, a back deck, and tall privacy fencing on both sides. The property also includes both an attached heated single garage AND a detached single garage, offering ample space for vehicles, hobbies, or storage. With its classic charm, thoughtful updates, income potential, and unbeatable location, this home is a rare find—ready for its next chapter.