

4826 47 Street
Camrose, Alberta

MLS # A2282693



\$205,000

Division: Downtown Camrose

Type: Residential/House

Style: 1 and Half Storey

Size: 1,083 sq.ft. **Age:** 1930 (96 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Off Street, Single Garage Detached

Lot Size: 0.16 Acre

Lot Feat: Back Lane, Back Yard, Landscaped, See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Concrete, Wood Frame

Zoning: R4

Foundation: Combination

Utilities: -

Features: See Remarks

Inclusions: N/A

Prime Downtown Opportunity with R4 Zoning on this (50 X 140) LOT. Welcome to this charming 1 & 3/4 Story historical home located in the heart of the downtown core, just steps from shopping, schools, and Augustana University College. Offering 3 bedrooms and 1 & 1/2 bathrooms, this character home presents an excellent opportunity for buyers looking to add value. While the property does require some TLC, Some key upgrades are already in place, including a newer furnace, hot water on demand, some Vinyl windows and 100-amp electrical service. Plus A single-car garage adds convenience and additional storage. Being Zoned R4, this versatile property allows for multiple potential uses—whether you choose to renovate and restore, hold as a rental investment, or redevelop to take full advantage of the zoning. With its central location and flexible land-use designation, this is a rare opportunity with strong long-term potential. Ideal for investors, builders, or handyman buyers—bring your vision and unlock the possibilities.