

\$317,000 - 4516 46 Street, Camrose

MLS® #A2265289

\$317,000

3 Bedroom, 2.00 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	3
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4516 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, In Floor Roughed-In, Forced Air, See Remarks
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, Front Yard, Landscaped, Few Trees

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

Additional Information

Date Listed	October 15th, 2025
Days on Market	3
Zoning	R2

Listing Details

Listing Office	Royal LePage Rose Country Realty
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