

\$275,000 - 4616 46 Street, Camrose

MLS® #A2267344

\$275,000

3 Bedroom, 1.00 Bathroom, 935 sqft
Residential on 0.21 Acres

Augustana, Camrose, Alberta

Welcome to Camrose's sought-after Augustana neighborhood, just steps from the University of Alberta Augustana Campus, downtown shopping, and Jubilee Park with its miles of scenic walking and biking trails. This 3-bedroom, 1-bath home is full of potential, perfect for investors or anyone looking to add value in a prime location!

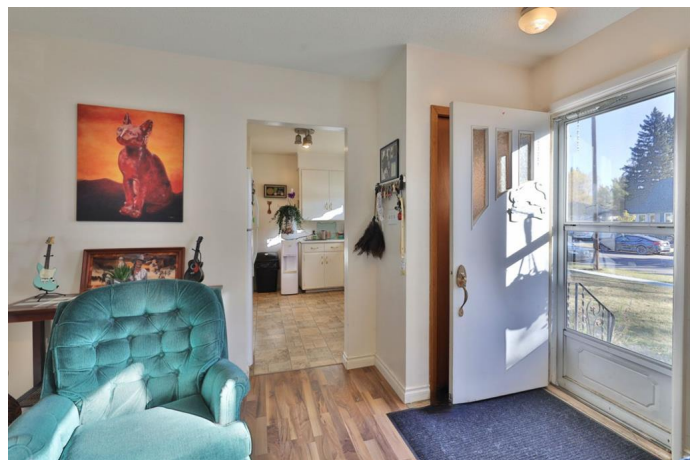
The main floor features a bright living room addition with large windows that flood the space with natural light, and patio doors leading to a cozy backyard deck. You'll also find a spacious dining area, a functional kitchen, two comfortable bedrooms, and a 4-piece main bathroom.

Downstairs offers a third bedroom, storage room, laundry area, and workshop space—ideal for hobbies or future development. Sitting on a massive 62' x 150' lot, this property offers endless opportunities for expansion, gardening, or potential redevelopment.

The unique garage design provides a workshop in the front and vehicle parking in the back, giving you extra flexibility. This is a friendly, tight-knit neighborhood where people know their neighbors and look out for one another, a true Camrose gem!

Don't miss your chance to invest in this fantastic location, properties like this don't come up often!

Built in 1950



Essential Information

MLS® #	A2267344
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.21
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4616 46 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1G4

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.