

## \$495,000 - 4602 49 Street, Camrose

MLS® #E4439273

**\$495,000**

3 Bedroom, 3.50 Bathroom, 1,695 sqft  
Single Family on 0.00 Acres

Augustana, Camrose, AB

AMAZING OPPORTUNITY to own a historic home literally steps from Augustana University. This is where character & charm meet modern flare with the many Recent Upgrades (over \$150,000!). Looking for a home to call your own? Perfect family home! Run a Bed & Breakfast as it was formerly? Rent out individual rooms to students? 1,695 SqFt 2-Storey situated on a DOUBLE LOT; WALK-OUT Basement; 3 Bedrms/3.5 Bath. The Main floor has Brand New Hardwood (& Subfloor) & the warm foyer leads to the spacious Living Rm. The large Dining Rm has large windows for a perfect view. The Updated Kitchen has BRAND NEW S/S Appliances (never used). The separate Laundry Rm (New W/D) leads you outside or the Bsmt. The Upper Floor has New Carpet; 3 Bedrooms with TWO Ensuities & a 4 Pc Main Bathrm. The Primary Bedrm is huge w. the option for a Sitting Rm. The Bsmt has amazing potential for a Separate Suite. NEW Hi-Eff Furnace/2 Boilers/HVAC/Some Electrical & Plumbing Lines/Insulation/Paint/Bsmt Framing/Some Windows. 4 Powered Stalls

Built in 1912

### Essential Information

MLS® #	E4439273
Price	\$495,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4602 49 Street
Area	Camrose
Subdivision	Augustana
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 1M5

### **Amenities**

Amenities	Patio, Walkout Basement, See Remarks
Parking	Rear Drive Access, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	22
Zoning	Zone 80

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Listing information last updated on June 20th, 2025 at 7:17pm MDT