

# \$315,000 - 4705 47 Street, Camrose

MLS® #A2240745

**\$315,000**

2 Bedroom, 2.00 Bathroom, 738 sqft

Residential on 0.17 Acres

Augustana, Camrose, Alberta

Welcome to Greenwood Cottage!

Nestled in the heart of the vibrant Augustana District, this delightful 2-bedroom, 2-bathroom home has been meticulously renovated from top to bottom, blending classic charm with modern comfort. With its recent extensive updates—including a new roof, Hot Water Tank (2024), updated electrical and plumbing, added insulation, kitchen, bathrooms, flooring, fresh paint, and landscaping—this property offers a move-in ready, turn-key living experience that is perfect for a variety of buyers.

The functional and well-designed layout maximizes space and comfort. The bright and trendy kitchen boasts brand-new appliances, sleek cabinetry, and a chic kitchen island with a stylish hood vent, making it an ideal space for cooking and entertaining. The main floor is complete with a spacious primary bedroom featuring a custom walk-in closet, and a full bath, offering convenience and privacy.

Outside, the home sits on an oversized 50x150 ft lot—a rare find in this sought-after area. The single garage includes a workshop for hobbyists or extra storage, and the freshly painted exterior enhances the home's curb appeal.

Inside, you'll find additional attic space that can easily serve as extra storage, a potential office, or a cozy retreat. The lower



level is bright and inviting, featuring a partially finished space, an additional full bathroom, a laundry area, and a second bedroom—perfect for guests or family members.

Whether you're a first-time homebuyer, a couple, a small family, or students, Greenwood Cottage offers the perfect combination of location, modern upgrades, and an oversized lot that's hard to beat. Come see it today and experience this gem for yourself!

Built in 1948

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240745          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 738               |
| Acres          | 0.17              |
| Year Built     | 1948              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4705 47 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1J4        |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 3                                                                 |
| Parking        | Driveway, Front Drive, Garage Faces Front, Single Garage Detached |

# of Garages 1

## Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial, Partially Finished

## Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed July 21st, 2025

Days on Market 20

Zoning R2

## Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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.