

# \$575,000 - 4711 49 Street, Camrose

MLS® #A2251095

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.14 Acres

Augustana, Camrose, Alberta

THIS HOME. THIS LOCATION. WHAT MORE COULD YOU WANT!? As you walk up to this ageless home you will appreciate the character and history of this beautiful 1920's property. As you step inside this charming home you will fall in love with the original hardwood floors, cozy feel and the beautiful updates. The main floor of this home has an open living and dining space with a gas fireplace, a main floor bedroom and a 3 pc bath. The kitchen has been updated with a large kitchen island, stainless steel appliances, and modern lighting. The upper level can be used as a primary loft with a 3 pc Ensuite, or as a cozy sitting nook with lots of natural light from the large windows and vaulted ceiling. On the lower level you have another family room, space for a bedroom, laundry and bathroom. NOW...you will not be able to forget about this backyard oasis! From the stone pavers, to the fire pit, water features and large stone counter space, the yard feels like an incredible spot to enjoy with family and friends. The backyard is complete with a 22x22 heated garage and back parking space!

Built in 1920

## Essential Information

MLS® # A2251095

Price \$575,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	4711 49 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V1M6

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Rectangular Lot, Yard Lights

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 27th, 2025
Zoning	51

### **Listing Details**

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