

# \$349,900 - 4620 46 Street, Camrose

MLS® #A2268425

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.22 Acres

Augustana, Camrose, Alberta

Life can't be beat at 4620 46 Street—a charming and versatile bungalow in the highly sought-after Augustana neighborhood! This home has seen extensive upgrades throughout, including a 2024 electrical subpanel, 2023 central air ducting, 2022 hot water tank, and a 2021 main sewer line replacement. Nearly all windows have been updated to TRIPLE-pane, and there's fresh paint throughout the entire home! Upstairs features three bright bedrooms, a four-piece bathroom, and a cozy eat-in kitchen—all complemented by original hardwood floors. The newly finished basement offers a private suite complete with two bedrooms, a luxurious bathroom, kitchen, and living area. The rental potential for this home is no joke.

Outside, the GIANT corner lot is a true retreat, with lush raised garden beds, fruit trees, a back deck, and tall privacy fencing on both sides. The property also includes both an attached heated single garage AND a detached single garage, offering ample space for vehicles, hobbies, or storage. With its classic charm, thoughtful updates, income potential, and unbeatable location, this home is a rare find—ready for its next chapter.

Built in 1951

## Essential Information

MLS® #

A2268425



|                |             |
|----------------|-------------|
| Price          | \$349,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,088       |
| Acres          | 0.22        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4620 46 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1G4        |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                                  |
| Parking        | Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Single Garage Attached, Concrete Driveway, Single Garage Detached |
| # of Garages   | 2                                                                                                                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Separate Entrance, Sump Pump(s)                                |
| Appliances        | Dishwasher, Dryer, Induction Cooktop, Refrigerator, Stove(s), Washer, Window Coverings, Oven |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full                                                                                         |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Rain Barrel/Cistern(s)                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | R1                  |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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