

# \$299,000 - 4618 49 Street, Camrose

MLS® #A2223061

## \$299,000

4 Bedroom, 3.00 Bathroom, 2,018 sqft

Residential on 0.14 Acres

Augustana, Camrose, Alberta

Step into the charm of this beautifully maintained historic home, offering over 2,000 sq ft of comfortable living space in a quiet, sought-after neighborhood. As you enter, you're welcomed by a spacious living room filled with natural light from a large window and a cozy fireplace perfect for those relaxing evenings. The heart of the home is the newly renovated kitchen (2023), featuring abundant cupboard space, fresh paint and new appliances. Just off the kitchen is the dining room that leads directly to the main floor primary bedroom, complete with a stunning ensuite updated in December 2024. Also on the main floor, you'll find a generous bonus room—ideal as a second living area, home office, or playroom. Upstairs, discover three additional bedrooms, each with large walk-in closets, and a 3-piece bathroom. The basement offers even more space with a living area, a 4 piece bath and a laundry room including a new boiler and hot water tank (2021). Enjoy outdoor living with a beautifully landscaped yard, mature trees, and a double attached garage for added convenience. Located close to the university, shopping, parks, and walking trails, this home offers a unique blend of historic charm and modern updates. Don't miss this incredible opportunity!

Built in 1921

## Essential Information



MLS® #	A2223061
Price	\$299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,018
Acres	0.14
Year Built	1921
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4618 49 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1M5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features
Appliances	Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Washer, Freezer, Oven
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	10
Zoning	SRD

### **Listing Details**

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