

\$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

Zoning R2

Listing Details

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

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