

# \$329,900 - 101, 4625 50 Street, Camrose

MLS® #A2252435

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

Augustana, Camrose, Alberta

Welcome to this bright and inviting 2-bedroom, 2-bathroom main floor end unit condo, ideally located just across from scenic parks and miles of walking trails, and only steps away from the vibrant heart of downtown Camrose. This unit feels more like a private retreat than a condo, thanks to its lush, garden-like setting. Step through sliding deck doors from the cozy living room-complete with a gas fireplace and classic mantle-onto your covered, private deck. Surrounded by mature shrubs, trees, and an optional privacy screen, this outdoor space feels like your very own secret garden. The kitchen is well laid out with plenty of cabinets and counter space, perfect for baking, cooking, and entertaining. The open dining area offers flexible space whether you're hosting a dinner party or enjoying a quiet evening at home.

Down the hall, you'll find a spacious primary bedroom with a large window, walk-in closet, and its own 3-piece ensuite. The second bedroom, perfect for guests or a home office, features corner windows with views of greenery, offering a calm, peaceful ambiance. A full 4-piece main bathroom and in-suite laundry with additional storage complete the interior.

An added bonus: this unit is just steps from the titled attached garage, making it incredibly convenient and accessible.

The building is professionally managed and features a strong, welcoming community. Take part in social events like music nights, coffee



mornings, dinners, and games in the party room, or enjoy the quiet privacy of your own space. The choice is yours.

Whether you're downsizing, looking for a peaceful home base, or a low-maintenance lifestyle close to everything, this condo offers a rare blend of comfort, nature, community, and convenience.

Built in 1997

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252435          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,044             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 101, 4625 50 Street |
| Subdivision | Augustana           |
| City        | Camrose             |
| County      | Camrose             |
| Province    | Alberta             |
| Postal Code | T4V 4R2             |

**Amenities**

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Parking, Party Room, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                  |
| Parking        | Single Garage Attached, Stall                                                                                      |
| # of Garages   | 1                                                                                                                  |

## Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Storage, Walk-In Closet(s) |
| Appliances        | See Remarks                |
| Heating           | Boiler, Fireplace(s)       |
| Cooling           | None                       |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Gas, Living Room           |
| # of Stories      | 4                          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 68                |
| Zoning         | R4                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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